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

0 170 560 feet

N

GIBRALTAR ROAD

Continued from Map #2

VAN RIPER STREET

25731 | 25705
29044
29056
29064
29074
29098
29126
29136
29144
29154
29164
29306
29314
29324
29334
29344
29374
29406
29414
29426
29434
29444
29456
25736 | 29468
29512

25683 | 25631 | 25617
29045 | 29050
29055
29063 | 29064
29086
29115 | 29116
29125 | 29122
VACANT LOT | 29136
29145 | 29146
29155
29165
29305 | 29306
29315 | 29316
29323 | 29320
29335 | 29336
29343 | 29344
29355 | 29386
29405
29415 | 29416
29425 | 29424
29435 | 29436
VACANT LOT | 29446
29455 | 29456
VACANT LOT | 29464
29505 | 29504
25678 | 29512
25660 | 29524
29536
25658 | 29546
25648 | 29654
29632

EVERGREEN STREET

25565 | 25533 | 25519 | 29036 WALNUT
29031 | 29046
29047 | 29054
29065 | 29074
29094
29115 | 29114
29123 | 29124
29133 | 29136
29143 | 29146
29155 | VACANT LOT

HILL STREET

29305 | 29304
29315 | 29314
29319 | 29326
29335 | 29346
29345
29353 | 29356
29405 | 29386
29419 | 29416
29428
29435 | 29436
29451 | 29444
29456

FIELD STREET

29505 | 29460
29474
29525 | 29484
29533 | 29494
29619 | 29526
29558
29562
29631 | 29566
29636
29645 | 29646
29656
29706
VACANT LOT
VACANT LOT
25508

E. HURON RIVER DRIVE

WALNUT STREET

25481 | 25471 | 25461
29045
29053
29097
29101
29115
29125
29137
29149
29163

29305
29315
29327
29337
29345
29357
29405
29417
VACANT LOT
29433
29445
29455

29505
29515
29525
29535
29545
29605
29615
29625
29635
29645
29705
29715
29725
25426
25410

MAP KEY

- Contributing
- Non-Contributing

Area Map #3 Resource Count

	Contributing	Non-Contributing
Buildings	169	9
Sites	0	0
Structures	0	0
Objects	0	0
TOTALS	169	9

PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #3

Based on Historic Plats:
Van Riper Sub. (September 1922)
Van Riper Sub. No. 1 (August 1925)
Van Riper Sub. No. 2 (August 1925)

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 #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 1	25410		E. Huron River Drive	North	58	135	06	0209	002	1930	CONTRIBUTOR	BUILDING	
3 2	25426		E. Huron River Drive	North	58	135	06	0207	000	1950	CONTRIBUTOR	BUILDING	
3 3	25508		E. Huron River Drive	North	58	135	06	0129	002	1953	CONTRIBUTOR	BUILDING	
3 4	25648		E. Huron River Drive	North	58	135	05	0060	000	1940	CONTRIBUTOR	BUILDING	West Carpet
3 5	25658		E. Huron River Drive	North	58	135	05	0059	001	1950	CONTRIBUTOR	BUILDING	Marlos Cutting Crew
3 6	25660		E. Huron River Drive	North	58	135	04	0058	000	1949	CONTRIBUTOR	BUILDING	
3 7	25678		E. Huron River Drive	North	58	135	04	0056	000	1955	CONTRIBUTOR	BUILDING	Hooked on A Bean
3 8	25736		E. Huron River Drive	North	58	135	04	0053	000	1954	CONTRIBUTOR	BUILDING	
3 9	29031		Evergreen St.	East	58	135	05	0096	000	1940	CONTRIBUTOR	BUILDING	
3 10	29047		Evergreen St.	East	58	135	05	0097	000	1952	CONTRIBUTOR	BUILDING	
3 11	29065		Evergreen St.	East	58	135	05	0098	000	1925	CONTRIBUTOR	BUILDING	
3 12	29115		Evergreen St.	East	58	135	05	0100	002	1926	CONTRIBUTOR	BUILDING	
3 13	29123		Evergreen St.	East	58	135	05	0101	000	1941	CONTRIBUTOR	BUILDING	
3 14	29133		Evergreen St.	East	58	135	05	0102	000	1926	CONTRIBUTOR	BUILDING	
3 15	29143		Evergreen St.	East	58	135	05	0103	000	1926	CONTRIBUTOR	BUILDING	
3 16	29155		Evergreen St.	East	58	135	05	0104	000	1929	CONTRIBUTOR	BUILDING	
3 17	29305		Evergreen St.	East	58	135	05	0105	000	1927	CONTRIBUTOR	BUILDING	
3 18	29315		Evergreen St.	East	58	135	05	0106	000	1941	CONTRIBUTOR	BUILDING	
3 19	29319		Evergreen St.	East	58	135	05	0107	000	1938	CONTRIBUTOR	BUILDING	
3 20	29335		Evergreen St.	East	58	135	05	0108	000	1929	CONTRIBUTOR	BUILDING	
3 21	29345		Evergreen St.	East	58	135	05	0109	000	1939*	CONTRIBUTOR	BUILDING	
3 22	29353		Evergreen St.	East	58	135	05	0110	002	1928	CONTRIBUTOR	BUILDING	
3 23	29405		Evergreen St.	East	58	135	05	0111	000	1925	CONTRIBUTOR	BUILDING	
3 24	29419		Evergreen St.	East	58	135	05	0112	000	1982	NON-CONTRIBUTOR	BUILDING	
3 25	29435		Evergreen St.	East	58	135	05	0114	000	1925	CONTRIBUTOR	BUILDING	
3 26	29451		Evergreen St.	East	58	135	05	0115	000	1948	CONTRIBUTOR	BUILDING	
3 27	29505		Evergreen St.	East	58	135	05	0117	000	1923	CONTRIBUTOR	BUILDING	
3 28	29525		Evergreen St.	East	58	135	05	0119	000	1928	CONTRIBUTOR	BUILDING	
3 29	29533		Evergreen St.	East	58	135	05	0120	000	1928	CONTRIBUTOR	BUILDING	
3 30	29619		Evergreen St.	East	58	135	05	0121	000	1949	CONTRIBUTOR	BUILDING	
3 31	29631		Evergreen St.	East	58	135	05	0124	002	1951	CONTRIBUTOR	BUILDING	
3 32	29645		Evergreen St.	East	58	135	05	0126	301	1953	CONTRIBUTOR	BUILDING	
3 33	29050		Evergreen St.	West	58	135	05	0088	000	1952	CONTRIBUTOR	BUILDING	
3 34	29064		Evergreen St.	West	58	135	05	0087	000	1939	CONTRIBUTOR	BUILDING	
3 35	29086		Evergreen St.	West	58	135	05	0086	000	1939	CONTRIBUTOR	BUILDING	
3 36	29116		Evergreen St.	West	58	135	05	0085	000	1950	CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 37	29122		Evergreen St.	West	58	135	05	0084	000	1935	CONTRIBUTOR	BUILDING	
3 38	29136		Evergreen St.	West	58	135	05	0083	000	1954	CONTRIBUTOR	BUILDING	
3 39	29146		Evergreen St.	West	58	135	05	0081	002	1963	CONTRIBUTOR	BUILDING	
3 40	29306		Evergreen St.	West	58	135	05	0080	000	1956	CONTRIBUTOR	BUILDING	
3 41	29316		Evergreen St.	West	58	135	05	0079	000	1941	CONTRIBUTOR	BUILDING	
3 42	29320		Evergreen St.	West	58	135	05	0078	000	1940	CONTRIBUTOR	BUILDING	
3 43	29336		Evergreen St.	West	58	135	05	0077	000	1938	CONTRIBUTOR	BUILDING	
3 44	29344		Evergreen St.	West	58	135	05	0075	002	1927	CONTRIBUTOR	BUILDING	
3 45	29386		Evergreen St.	West	58	135	05	0074	000	1954	CONTRIBUTOR	BUILDING	
3 46	29416		Evergreen St.	West	58	135	05	0073	000	1950	NON-CONTRIBUTOR	BUILDING	
3 47	29424		Evergreen St.	West	58	135	05	0072	000	1926	CONTRIBUTOR	BUILDING	
3 48	29436		Evergreen St.	West	58	135	05	0071	000	1926	CONTRIBUTOR	BUILDING	
3 49	29446		Evergreen St.	West	58	135	05	0070	000	1939	CONTRIBUTOR	BUILDING	
3 50	29456		Evergreen St.	West	58	135	05	0069	000	1939	CONTRIBUTOR	BUILDING	
3 51	29464		Evergreen St.	West	58	135	05	0068	000	1924	CONTRIBUTOR	BUILDING	
3 52	29504		Evergreen St.	West	58	135	05	0067	000	1924	CONTRIBUTOR	BUILDING	
3 53	29512		Evergreen St.	West	58	135	05	0066	000	1938	CONTRIBUTOR	BUILDING	
3 54	29524		Evergreen St.	West	58	135	05	0065	000	1927	CONTRIBUTOR	BUILDING	
3 55	29536		Evergreen St.	West	58	135	05	0064	000	1940	CONTRIBUTOR	BUILDING	
3 56	29546		Evergreen St.	West	58	135	05	0063	000	1938	CONTRIBUTOR	BUILDING	
3 57	29554		Evergreen St.	West	58	135	05	0061	003	1927	CONTRIBUTOR	BUILDING	
3 58	29632		Evergreen St.	West	58	135	05	0061	002	1953	CONTRIBUTOR	BUILDING	
3 59	25461		Gibraltar Rd.	South	58	135	06	0171	000	1971	CONTRIBUTOR	BUILDING	
3 60	25471		Gibraltar Rd.	South	58	135	06	0170	000	1971	CONTRIBUTOR	BUILDING	
3 61	25481		Gibraltar Rd.	South	58	135	06	0169	000	1971	CONTRIBUTOR	BUILDING	
3 62	25519		Gibraltar Rd.	South	58	135	06	0167	000	1938	CONTRIBUTOR	BUILDING	
3 63	25533		Gibraltar Rd.	South	58	135	05	0094	001	1931	CONTRIBUTOR	BUILDING	
3 64	25565		Gibraltar Rd.	South	58	135	05	0093	001	1927	CONTRIBUTOR	BUILDING	
3 65	25617		Gibraltar Rd.	South	58	135	05	0092	001	1917	CONTRIBUTOR	BUILDING	
3 66	25631		Gibraltar Rd.	South	58	135	05	0090	001	1948	CONTRIBUTOR	BUILDING	
3 67	25683		Gibraltar Rd.	South	58	135	04	0004	301	1930	CONTRIBUTOR	BUILDING	
3 68	25705		Gibraltar Rd.	South	58	135	04	0002	002	1948	CONTRIBUTOR	BUILDING	
3 69	25731		Gibraltar Rd.	South	58	135	04	0001	001	1926	CONTRIBUTOR	BUILDING	
3 70	29044		Van Riper St.	West	58	135	04	0007	000	1924	CONTRIBUTOR	BUILDING	
3 71	29056		Van Riper St.	West	58	135	04	0008	000	1939	CONTRIBUTOR	BUILDING	
3 72	29064		Van Riper St.	West	58	135	04	0009	000	1926	CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 73	29074		Van Riper St.	West	58	135	04	0010	000	1940	CONTRIBUTOR	BUILDING	
3 74	29098		Van Riper St.	West	58	135	04	0011	000	1940	CONTRIBUTOR	BUILDING	
3 75	29126		Van Riper St.	West	58	135	04	0012	000	1940	CONTRIBUTOR	BUILDING	
3 76	29136		Van Riper St.	West	58	135	04	0013	000	1939	CONTRIBUTOR	BUILDING	
3 77	29144		Van Riper St.	West	58	135	04	0014	000	1923	CONTRIBUTOR	BUILDING	
3 78	29154		Van Riper St.	West	58	135	04	0015	000	1925	CONTRIBUTOR	BUILDING	
3 79	29164		Van Riper St.	West	58	135	04	0016	000	1942	CONTRIBUTOR	BUILDING	
3 80	29306		Van Riper St.	West	58	135	04	0017	000	1923	CONTRIBUTOR	BUILDING	
3 81	29314		Van Riper St.	West	58	135	04	0018	000	1923	CONTRIBUTOR	BUILDING	
3 82	29324		Van Riper St.	West	58	135	04	0019	000	1924	CONTRIBUTOR	BUILDING	
3 83	29334		Van Riper St.	West	58	135	04	0020	000	1939	CONTRIBUTOR	BUILDING	
3 84	29344		Van Riper St.	West	58	135	04	0021	000	1924	CONTRIBUTOR	BUILDING	
3 85	29374		Van Riper St.	West	58	135	04	0022	000	1941	CONTRIBUTOR	BUILDING	
3 86	29406		Van Riper St.	West	58	135	04	0023	000	1935	CONTRIBUTOR	BUILDING	
3 87	29414		Van Riper St.	West	58	135	04	0024	000	1923	CONTRIBUTOR	BUILDING	
3 88	29426		Van Riper St.	West	58	135	04	0025	000	1930	CONTRIBUTOR	BUILDING	
3 89	29434		Van Riper St.	West	58	135	04	0026	000	1939*	CONTRIBUTOR	BUILDING	
3 90	29444		Van Riper St.	West	58	135	04	0027	000	1924	CONTRIBUTOR	BUILDING	
3 91	29456		Van Riper St.	West	58	135	04	0028	000	1941	CONTRIBUTOR	BUILDING	
3 92	29468		Van Riper St.	West	58	135	04	0054	301	1991	NON-CONTRIBUTOR	BUILDING	
3 93	29512		Van Riper St.	West	58	135	04	0054	302	1997	NON-CONTRIBUTOR	BUILDING	
3 94	29045		Van Riper St.	East	58	135	04	0029	000	1924	CONTRIBUTOR	BUILDING	
3 95	29055		Van Riper St.	East	58	135	04	0030	000	1924	CONTRIBUTOR	BUILDING	
3 96	29063		Van Riper St.	East	58	135	04	0031	000	1924	CONTRIBUTOR	BUILDING	
3 97	29115		Van Riper St.	East	58	135	04	0032	002	1948	CONTRIBUTOR	BUILDING	
3 98	29125		Van Riper St.	East	58	135	04	0034	000	1924	CONTRIBUTOR	BUILDING	
3 99	29145		Van Riper St.	East	58	135	04	0036	000	1951	CONTRIBUTOR	BUILDING	
3 100	29155		Van Riper St.	East	58	135	04	0037	000	1951	CONTRIBUTOR	BUILDING	
3 101	29165		Van Riper St.	East	58	135	04	0038	000	1925	CONTRIBUTOR	BUILDING	
3 102	29305		Van Riper St.	East	58	135	04	0039	000	1925	CONTRIBUTOR	BUILDING	
3 103	29315		Van Riper St.	East	58	135	04	0040	000	1940	CONTRIBUTOR	BUILDING	
3 104	29323		Van Riper St.	East	58	135	04	0041	000	1930	CONTRIBUTOR	BUILDING	
3 105	29335		Van Riper St.	East	58	135	04	0042	000	1949	CONTRIBUTOR	BUILDING	
3 106	29343		Van Riper St.	East	58	135	04	0043	000	1930	CONTRIBUTOR	BUILDING	
3 107	29355		Van Riper St.	East	58	135	04	0044	000	1949	CONTRIBUTOR	BUILDING	
3 108	29405		Van Riper St.	East	58	135	04	0045	000	1990	NON-CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 109	29415		Van Riper St.	East	58	135	04	0046	000	1990	NON-CONTRIBUTOR	BUILDING	
3 110	29425		Van Riper St.	East	58	135	04	0047	000	29425	CONTRIBUTOR	BUILDING	
3 111	29435		Van Riper St.	East	58	135	04	0048	000	1924	CONTRIBUTOR	BUILDING	
3 112	29455		Van Riper St.	East	58	135	04	0050	000	1918	CONTRIBUTOR	BUILDING	
3 113	29505		Van Riper St.	East	58	135	04	0052	000	1928	CONTRIBUTOR	BUILDING	
3 114	29036		Walnut St.	West	58	135	06	0168	000	1952	CONTRIBUTOR	BUILDING	
3 115	29046		Walnut St.	West	58	135	06	0165	000	1948	CONTRIBUTOR	BUILDING	
3 116	29054		Walnut St.	West	58	135	06	0164	000	1939	CONTRIBUTOR	BUILDING	
3 117	29074		Walnut St.	West	58	135	06	0163	0163	1936	CONTRIBUTOR	BUILDING	
3 118	29094		Walnut St.	West	58	135	06	0162	000	1939	CONTRIBUTOR	BUILDING	
3 119	29114		Walnut St.	West	58	135	06	0161	000	1925	CONTRIBUTOR	BUILDING	
3 120	29124		Walnut St.	West	58	135	06	0160	000	1939	CONTRIBUTOR	BUILDING	
3 121	29136		Walnut St.	West	58	135	06	0159	000	1953	CONTRIBUTOR	BUILDING	
3 122	29146		Walnut St.	West	58	135	06	0158	000	1927	CONTRIBUTOR	BUILDING	
3 123	29304		Walnut St.	West	58	135	06	0156	000	1939	CONTRIBUTOR	BUILDING	
3 124	29314		Walnut St.	West	58	135	06	0155	000	1939	CONTRIBUTOR	BUILDING	
3 125	29326		Walnut St.	West	58	135	06	0154	000	1926	CONTRIBUTOR	BUILDING	
3 126	29346		Walnut St.	West	58	135	06	0152	000	1940	NON-CONTRIBUTOR	BUILDING	
3 127	29356		Walnut St.	West	58	135	06	0151	000	1926	CONTRIBUTOR	BUILDING	
3 128	29386		Walnut St.	West	58	135	06	0150	000	1939	CONTRIBUTOR	BUILDING	
3 129	29416		Walnut St.	West	58	135	06	0149	000	1930	CONTRIBUTOR	BUILDING	
3 130	29428		Walnut St.	West	58	135	06	0148	000	1939	CONTRIBUTOR	BUILDING	
3 131	29436		Walnut St.	West	58	135	06	0147	000	1936	CONTRIBUTOR	BUILDING	
3 132	29444		Walnut St.	West	58	135	06	0146	000	1940	CONTRIBUTOR	BUILDING	
3 133	29456		Walnut St.	West	58	135	06	0145	000	1951	CONTRIBUTOR	BUILDING	
3 134	29460		Walnut St.	West	58	135	06	0144	000	1939	CONTRIBUTOR	BUILDING	
3 135	29474		Walnut St.	West	58	135	06	0143	000	1940	CONTRIBUTOR	BUILDING	
3 136	29484		Walnut St.	West	58	135	06	0142	000	1939	CONTRIBUTOR	BUILDING	
3 137	29494		Walnut St.	West	58	135	06	0141	000	1941	CONTRIBUTOR	BUILDING	
3 138	29526		Walnut St.	West	58	135	06	0140	000	1941	CONTRIBUTOR	BUILDING	
3 139	29558		Walnut St.	West	58	135	06	0139	000	1941	CONTRIBUTOR	BUILDING	
3 140	29562		Walnut St.	West	58	135	06	0138	000	1952	CONTRIBUTOR	BUILDING	
3 141	29566		Walnut St.	West	58	135	06	0137	000	1941	CONTRIBUTOR	BUILDING	
3 142	29636		Walnut St.	West	58	135	06	0136	000	1942	CONTRIBUTOR	BUILDING	
3 143	29646		Walnut St.	West	58	135	06	0135	000	1951	CONTRIBUTOR	BUILDING	
3 144	29656		Walnut St.	West	58	135	06	0134	000	1942	CONTRIBUTOR	BUILDING	

List of Area #3

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
3 145	29706		Walnut St.	West	58	135	06	0133	000	1950	CONTRIBUTOR	BUILDING	
3 146	29045		Walnut St.	East	58	135	06	0172	000	1953	CONTRIBUTOR	BUILDING	
3 147	29053		Walnut St.	East	58	135	06	0173	000	2018	NON-CONTRIBUTOR	BUILDING	
3 148	29097		Walnut St.	East	58	135	06	0174	000	1938	CONTRIBUTOR	BUILDING	
3 149	29101		Walnut St.	East	58	135	06	0175	000	1938	CONTRIBUTOR	BUILDING	
3 150	29115		Walnut St.	East	58	135	06	0176	000	1941	CONTRIBUTOR	BUILDING	
3 151	29125		Walnut St.	East	58	135	06	0177	000	1927	CONTRIBUTOR	BUILDING	
3 152	29137		Walnut St.	East	58	135	06	0178	000	1938	CONTRIBUTOR	BUILDING	
3 153	29149		Walnut St.	East	58	135	06	0179	000	1938	CONTRIBUTOR	BUILDING	
3 154	29163		Walnut St.	East	58	135	06	0180	000	1941	CONTRIBUTOR	BUILDING	
3 155	29305		Walnut St.	East	58	135	06	0181	000	1940	CONTRIBUTOR	BUILDING	
3 156	29315		Walnut St.	East	58	135	06	0182	000	1938	CONTRIBUTOR	BUILDING	
3 157	29327		Walnut St.	East	58	135	06	0183	000	1939	NON-CONTRIBUTOR	BUILDING	
3 158	29337		Walnut St.	East	58	135	06	0184	000	1939	CONTRIBUTOR	BUILDING	
3 159	29345		Walnut St.	East	58	135	06	0185	000	1930	CONTRIBUTOR	BUILDING	
3 160	29357		Walnut St.	East	58	135	06	0186	000	1940	CONTRIBUTOR	BUILDING	
3 161	29405		Walnut St.	East	58	135	06	0187	000	1941	CONTRIBUTOR	BUILDING	
3 162	29417		Walnut St.	East	58	135	06	0188	000	1941	CONTRIBUTOR	BUILDING	
3 163	29433		Walnut St.	East	58	135	06	0190	000	1939	CONTRIBUTOR	BUILDING	
3 164	29445		Walnut St.	East	58	135	06	0191	000	1939	CONTRIBUTOR	BUILDING	
3 165	29455		Walnut St.	East	58	135	06	0192	000	1948	CONTRIBUTOR	BUILDING	
3 166	29505		Walnut St.	East	58	135	06	0193	000	1948	CONTRIBUTOR	BUILDING	
3 167	29515		Walnut St.	East	58	135	06	0194	000	1939	CONTRIBUTOR	BUILDING	
3 168	29525		Walnut St.	East	58	135	06	0195	000	1947	CONTRIBUTOR	BUILDING	
3 169	29535		Walnut St.	East	58	135	06	0196	000	1941	CONTRIBUTOR	BUILDING	
3 170	29545		Walnut St.	East	58	135	06	0197	000	1946	CONTRIBUTOR	BUILDING	
3 171	29605		Walnut St.	East	58	135	06	0198	000	1949	CONTRIBUTOR	BUILDING	
3 172	29615		Walnut St.	East	58	135	06	0199	000	1949	CONTRIBUTOR	BUILDING	
3 173	29625		Walnut St.	East	58	135	06	0200	000	1942	CONTRIBUTOR	BUILDING	
3 174	29635		Walnut St.	East	58	135	06	0201	000	1942	CONTRIBUTOR	BUILDING	
3 175	29645		Walnut St.	East	58	135	06	0202	000	1948	CONTRIBUTOR	BUILDING	
3 176	29705		Walnut St.	East	58	135	06	0203	300	1949	CONTRIBUTOR	BUILDING	
3 177	29715		Walnut St.	East	58	135	06	0204	000	1949	CONTRIBUTOR	BUILDING	
3 178	29725		Walnut St.	East	58	135	06	0205	000	1954	CONTRIBUTOR	BUILDING	

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25410 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0209_002 Lot 209 & 210 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094580	Long: -83.278744			
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 w/ Tudor Influence
Building Form	2-Story Rectangular
Roof Form	Side-gabled roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung Sash
Outbuildings	Yes ☐ No ☒
Number/Type:	No 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 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25410 E. Huron River Drive					
Historic/Original Owner	Lowell Harrington / William & Ruby O'Lynnger					
Historic Building Use	Duplex – Two Family Residence					
Current Building Use	Duplex – Two Family Residence					
Builder/Contractor						

Survey Date	2 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2

Narrative Architectural Description

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

The residence presents as a two-story Colonial Revival with Tudor Influence house that exemplifies the popular residential architecture of the late 1920s and early 1930s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration that creates the formal, symmetrical appearance that defined Colonial Revival design during this period. The structure demonstrates the substantial, traditional residential architecture that attracted middle-class families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers, supervisory personnel, and their families drawn to the community's new industrial opportunities.

The building features a side-gabled main roof constructed with asphalt shingles in a dark color that provides visual weight and traditional character appropriate to the Colonial Revival style. Small dormers appear to project from the roof slopes, providing natural light and usable space for upper-level rooms while maintaining the building's compact footprint that characterized efficient residential construction during the 1930s. The roof exhibits moderate eaves with trim elements that reflect the construction standards of the early 1930s, when builders emphasized quality construction to serve the growing workforce attracted by Ford's Village Industries program. A brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional character.

The exterior walls are clad in horizontal wood siding painted in a light color that reflects the traditional color palettes favored for Colonial Revival residential construction during the early 1930s. The siding exhibits the narrow exposure typical of wood clapboard from this period, creating fine-scaled horizontal texture while maintaining the clean, geometric lines that characterized Colonial Revival design. The consistent material treatment across all wall surfaces demonstrates the simplified construction approaches that made quality residential construction accessible to the skilled workforce while reflecting the construction standards that had evolved to serve Flat Rock's emerging industrial community.

The window arrangement demonstrates the characteristic Colonial Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the two-story floor plan. The windows appear to be double-hung sash units arranged in a regular pattern that follows Colonial Revival tradition of formal fenestration that emphasized architectural hierarchy and traditional styling. The window placement and proportions reflect the classical design principles that were adapted for early 20th-century residential construction while maintaining the traditional character that appealed to middle-class families during the 1930s.

The main entrance appears to be positioned to maintain Colonial Revival tradition of central placement and formal composition, though specific details are partially obscured by vegetation and viewing angle. The entrance configuration reflects the formal character that distinguished Colonial Revival houses from more informal residential styles and appealed to families seeking substantial housing that reflected their professional status within the emerging suburban-industrial community.

The property exhibits mature suburban landscape characteristics with substantial trees that provide landscape framework and demonstrate the maturation that has occurred since the original 1930 construction. The front yard includes maintained lawn areas that provide appropriate setback from E. Huron River Drive while allowing the building's traditional massing and proportions to be appreciated within the residential context. The mature landscaping reflects the development of the residential neighborhood over nearly a century of continued residential investment.

The property appears to include residential infrastructure that supports suburban function, though specific accessory buildings are not clearly visible from this perspective. The overall site organization reflects the planning principles that characterized residential development serving Flat Rock's emerging industrial workforce during the early 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, Lowell Addison Harrington owned lots 209 & 210 of the Van Riper Subdivision No. 2 in the Village of Flat Rock; and the residence thereon.[1] In 1939, William & Ruby O'Lynnger and family were living at 25410 HRD.[2] This two-story, duplex residence (no garage) is situated on Lot 209 & 210 in the Van Riper Sub. No. 2 and in 1941, the address was 25410 E. Huron River Drive.[3] In 1940, William & Ruby O'Lynnger and sons were living at 25410 E. Huron River Drive, and employed as an Engineer for the steam railroad.[4] Shirley Balowski resided at 25410 E. Huron River Drive from 1959 through 1971.[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 25410 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and demonstrated the immediate success of the Village Industries model in attracting skilled workers and their families to Flat Rock during the initial phase of the Late Period of Significance (1920-1975).

This 1930 Colonial Revival house represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center. The property embodies the residential construction that served the skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how the community responded to industrial development through quality housing construction that reflected middle-class aspirations and traditional architectural preferences. The dwelling reflects the housing solutions that served Flat Rock's emerging industrial workforce during 1930, eight years after Henry Ford's Village Industries program had initiated the community's transformation and when the success of the industrial model was attracting skilled workers and supervisory personnel who sought substantial residential accommodations that reflected traditional architectural values and professional status.

The adoption of Colonial Revival design demonstrates how Flat Rock's early residential development embraced established architectural forms that conveyed stability, traditional values, and middle-class respectability while serving the families attracted by the employment opportunities that Ford's Village Industries program had created. The property represents the initial residential investment that characterized Flat Rock's evolution during the early phase of the Late Period of Significance, showing how the community's industrial foundation immediately enabled residents to invest in quality housing that reflected traditional architectural preferences and social aspirations. The 1930 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that attracted and retained the skilled workforce necessary for industrial operations.

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought substantial residential accommodations that reflected their professional status and family aspirations within the emerging suburban-industrial community. The Colonial Revival design provided the formal, traditional character that appealed to

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 121, entry for L.A. Harrington; original records 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] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 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.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 293, for William & Ruby O'Lynnger and sons; 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] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

skilled workers and supervisory personnel while offering the space and amenities that reflected the prosperity that industrial employment provided during the early 1930s.

Integrity:

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance.

Location and Setting: The house retains its original location on E. Huron River Drive within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting with mature landscaping preserves the community planning patterns that characterized the initial suburban-industrial development and maintains the residential context that served the emerging industrial workforce.

Design: The property exhibits good design integrity in its Colonial Revival characteristics, including the two-story massing, side-gabled roof, symmetrical facade composition, and traditional proportions that distinguished quality residential construction during the early 1930s. The building maintains the essential Colonial Revival design characteristics that made it representative of the substantial residential architecture that served Flat Rock's skilled workforce during the early phase of the Late Period of Significance.

Materials: The building appears to maintain its wood siding and traditional construction elements that demonstrate the building approaches that characterized quality residential development during the early 1930s. The materials preserve the traditional character and construction quality that reflected the standards appropriate to housing that served Flat Rock's emerging industrial workforce.

Workmanship: The Colonial Revival construction and architectural details demonstrate the building techniques that had evolved to serve middle-class families attracted by Ford's Village Industries program, reflecting construction standards that represented the quality residential development that the industrial foundation enabled during the early 1930s.

Setting: The suburban residential context with mature landscaping maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. The setting demonstrates the early suburban character that represented the initial success of Henry Ford's Village Industries model in attracting skilled workers and their families to the community.

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the early 1930s, maintaining associative connections to the community's initial transformation through Henry Ford's Village Industries program while preserving its connection to the substantial middle-class residential architecture that served the emerging workforce.

Colonial Revival Development and Early Industrial Success

The property's role in representing the early residential response to Henry Ford's Village Industries program makes it a valuable contributor to the district's ability to convey the immediate success of the industrial transformation that initiated the Late Period of Significance. The building demonstrates how Flat Rock attracted skilled workers and their families through quality residential development that reflected traditional architectural values and middle-class aspirations while supporting the industrial operations that defined the community's new character. The 1930 construction represents the early residential investment that demonstrated the immediate effectiveness of Ford's Village Industries model in creating sustainable community development.

The Colonial Revival design reflects the architectural preferences of skilled workers and supervisory personnel who were attracted by the employment opportunities that Ford's Village Industries program provided, showing how the community's early residential development served families who sought substantial housing that reflected their professional status and preference for traditional architectural character within the emerging suburban-industrial community.

The property at 25410 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting skilled workers and transforming Flat Rock from rural agricultural community to emerging suburban-industrial center during the initial phase of the Late Period of Significance (1920-1975). The building maintains good integrity to convey its historical significance and contributes to the district's representation of the community's early transformation through industrial development.

For SHPO compliance, this property should be documented as a contributing resource that represents the early residential response to Henry Ford's Village Industries program, demonstrating the immediate success of the industrial model in attracting skilled workforce and enabling quality residential development during the crucial initial phase of the Late Period of Significance. The property exemplifies the substantial housing solutions that served Flat Rock's emerging industrial workforce during the early 1930s, showing how the community's industrial foundation immediately enabled residential investment that reflected traditional architectural preferences and supported the skilled workers necessary for successful industrial operations during the early phase of the transformation that defined 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), parcel number 58_135_06_0209_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25426 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0207_000 Lot 207 & 208 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0884327	Long: -83.280711			
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
Building Form	2 Story-Multi-level Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/ stone accents
Foundation Materials	Brick/Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	Garage (integrated)

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	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	25426 E. Huron River Drive					
Historic/Original Owner	Eldon & Eileen Bradley					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					

Survey Date	26 Oct 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 presents as a single-story ranch house that exemplifies the post-war suburban residential architecture that emerged during the late 1940s and early 1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock. The building exhibits a rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their period of greatest popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community established its role as a stable suburban-industrial center. The building is distinguished by high-quality construction materials including natural stone veneer that demonstrates the prosperity and architectural sophistication that characterized residential development serving Flat Rock's workforce during the early post-war period.

The building features a side-gabled main roof constructed with asphalt shingles in a medium color that provides visual weight while maintaining the low profile characteristic of ranch house construction during the early 1950s. The roof exhibits moderate eaves with trim elements that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. A substantial stone accented chimney rises from the roof, serving both functional heating requirements and providing vertical accent that balances the horizontal emphasis of the ranch design. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the Late Period of Significance.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and architectural preferences that characterized residential development serving Flat Rock's post-war workforce. The primary wall surfaces feature natural stone veneer that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the early 1950s. The stone construction creates visual interest and texture while demonstrating the construction approaches that characterized premium residential development during this period, when builders sought to attract skilled workers and their families through housing that reflected middle-class aspirations and contemporary suburban preferences. The consistent use of stone materials across the primary facade creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. The windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces. The window placement and proportions reflect the open planning concepts that had evolved by the early 1950s to serve suburban families seeking modern living arrangements that emphasized indoor-outdoor integration and contemporary lifestyle preferences.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration reflects the practical solutions that characterized residential construction during the early 1950s while maintaining the welcoming character that made ranch houses appealing to suburban families. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The property exhibits exceptional suburban landscape characteristics with an expansive, well-maintained front lawn that provides generous setback from E. Huron River Drive, allowing the building's horizontal massing and quality materials to be fully appreciated within the mature residential context. Substantial mature trees, including a prominent specimen tree with distinctive seasonal foliage, provide landscape framework and demonstrate the development of the residential neighborhood over decades of continued investment. The landscape design reflects the integration of house and natural setting that was valued in post-war residential design, creating the suburban character that attracted families to Flat Rock throughout the Late Period of Significance. A concrete sidewalk system provides pedestrian access while reflecting the mature urban infrastructure that accompanied residential development serving Ford's Village Industries workforce.

The property appears to include residential infrastructure that supports suburban living, with what appears to be vehicular access areas that demonstrate the automobile-oriented planning that had become essential to

suburban residential design by the early 1950s. The site organization reflects the integration of house, landscape, and suburban infrastructure that characterized quality residential construction serving Flat Rock's industrial workforce during the post-war period. The overall site development demonstrates the balance between residential function and suburban character that made ranch house developments successful during this 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.

Eldon O. Bradley lived at 25426 E. Huron River Drive from 1953 through 1971.[1] In 1950, Eldon & Eileen Bradley and son resided at 25938 E. Huron River Drive; and Eldon worked as Salesman at gas retail.[2] Eileen Emma (nee Draftz) Bradley lived at 25426 E. Huron River Drive until her death on 23 Sep 2003.[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 25426 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in national trends toward Ranch house architecture during the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1950 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the crucial decade following World War II. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. The dwelling reflects the housing solutions that served Flat Rock's workforce during 1950, when the community was participating in national trends toward Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established nearly three decades earlier.

The adoption of Ranch house design with premium materials including natural stone construction demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. The 1950 construction date places this property within the important post-war modernization phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.

The Ranch house design with quality materials provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and architectural sophistication that reflected modern residential preferences and the prosperity that industrial employment provided during the early 1950s.

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 part of Flat Rock's Ranch house development during the post-war phase of the Late Period of Significance.

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[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; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes for E. Huron River Drive in Flat Rock; 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 27, dwelling 284, for Eldon & Eileen Bradley and son; 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. *Note: Reference included to show Mr. Bradley's occupation.*

[3] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:JPTB-R46 : 9 January 2021), Eileen E Bradley, 23 Sep 2003; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing).

Location and Setting: The house retains its original location on E. Huron River Drive within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting with exceptional landscape development preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, horizontal emphasis, side-gabled roof, and quality materials that distinguished premium suburban construction during the early 1950s. The building maintains the essential Ranch house design characteristics enhanced by stone construction that made it representative of quality residential modernization in Flat Rock, demonstrating the architectural preferences and prosperity that attracted families to the community during the post-war period.

Materials: The building maintains its distinctive natural stone construction and coordinated architectural elements that demonstrate the construction approaches that characterized premium Ranch house development during the early 1950s. The stone materials preserve the substantial appearance and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Ranch house construction with natural stone materials demonstrates the building techniques and craftsmanship that had evolved to serve Flat Rock's workforce during the early post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with exceptional landscape development maintains the mature community character that emerged during the post-war phase of Flat Rock's transformation. The setting with substantial mature trees and developed landscape demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's residential modernization during the 1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation. The quality construction and materials reflect the prosperity that enabled residents to invest in premium housing during the period.

The property's role in representing the post-war Ranch house development with quality materials that characterized Flat Rock's suburban modernization makes it a particularly valuable contributor to the district's ability to convey the full range of residential development that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance. The natural stone construction and quality materials reflect the prosperity and architectural sophistication that the community's industrial foundation enabled during the early 1950s.

The property at 25426 E. Huron River Drive is **recommended as a contributing resource** to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of modern Ranch house architecture with quality materials during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the post-war 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_135_06_0207_000; citing records held by the City of Flat Rock. *Note: Sale of 25426 E. Huron River Drive on 28 Feb 2005 from the estate of Eileen Bradley (original owner) to Jeffrey & Nancy Stewart.*

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25508 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0129_002 Lots #129, #130 & #131 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0888669		Long: -83.2811488		
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
Building Form	One Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/ stone accents
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Picture/Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	None- 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	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	25508 E. Huron River Drive		
Historic/Original Owner	Edwin V. (Sr.) & Yvonne Bennett		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder/Contractor			

Survey Date	18 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 1953 Ranch residence is a single-story dwelling situated on a generous lot along E. Huron River Drive in Flat Rock. The house was built by Edwin and Yvonne Bennett, who resided here with their family from 1953 until 2002, representing nearly 50 years of continuous family ownership. This exceptional tenure exemplifies the stable homeownership patterns and deep community roots that characterized the post-war development of Flat Rock and reflected the ongoing influence of the Village Industries program's emphasis on homeownership and family stability. The property represents the evolution of residential architecture in Flat Rock during the mature post-war period, when the Ranch style superseded the Cape Cod and Minimal Traditional forms that had dominated earlier Village Industries-era construction.

The house exhibits the characteristic Ranch form with a long, low horizontal profile that hugs the landscape. The single-story massing emphasizes the connection between interior and exterior living spaces that defined mid-century residential design. The elongated footprint extends across the generous lot, with the main living spaces in the primary block and an attached two-car garage integrated into the overall composition on the right side. This integration of garage and living spaces represents the fully automobile-oriented lifestyle that characterized post-war suburban development.

The roof is a low-pitched hipped form with wide overhanging eaves that create strong horizontal shadow lines and provide weather protection for the walls and windows below. The broad eaves are a defining characteristic of Ranch architecture, emphasizing the horizontal plane and creating the ground-hugging appearance that distinguishes the style. A brick chimney rises from the roof, indicating the fireplace that was a standard feature of quality Ranch homes. The roof is covered with asphalt shingles in a dark gray or brown tone.

The exterior walls feature brick veneer construction with stone accents, representing a higher quality of materials and craftsmanship than the frame construction with siding that characterized most earlier Village Industries housing. The warm-toned brick creates an attractive, low-maintenance exterior that has aged gracefully over seven decades. The stone accents, visible in the foundation treatment and decorative elements, add textural interest and visual sophistication. This combination of brick and stone reflects the prosperity of the post-war period and the continued economic stability that Ford's industrial presence provided to Flat Rock residents.

The front facade displays the characteristic Ranch arrangement with a picture window providing generous natural light to the living room, flanked by smaller windows serving other rooms. The picture window was a hallmark of Ranch design, replacing the smaller, more numerous windows of earlier house types with a single large opening that framed views of the landscape and admitted abundant daylight. Additional double-hung windows serve bedrooms and other spaces along the facade. The windows appear to be aluminum replacement units, though they maintain appropriate proportions within the original openings.

The entrance is positioned along the facade with a simple, understated treatment characteristic of Ranch design. Decorative hanging flower baskets add color and personal expression to the entrance area. The foundation features attractive stonework that complements the brick veneer above.

The attached two-car garage with its wide door opening represents the full integration of automobile accommodation into residential design that characterized post-war construction. Unlike earlier houses with detached garages, the Ranch style incorporated the garage into the primary house mass, reflecting the central role of the automobile in mid-century American life.

The property occupies a generous lot with expansive lawn areas, mature deciduous and evergreen trees, and carefully maintained landscaping including shaped evergreen shrubs. A purple-leaf ornamental tree adds color and visual interest to the front yard. The wide concrete driveway provides access to the attached garage. This generous lot size and mature landscaping contribute to the established, prosperous residential character of the property.

Character-defining features include the Ranch form with long, low horizontal profile, the low-pitched hipped roof with wide overhanging eaves, the brick veneer with stone accents, the picture window, the attached two-car garage, the brick chimney, and the generous lot with mature landscaping that contributes to the residential character of E. Huron River Drive.

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.

Edwin V. & Yvonne Bennett and their family resided here from 1954-1971.[1] Edwin V. Bennett was employed as the chief chemist for the oil refinery.[2] Edwin V. Bennett Sr. died on 9 Oct 1992.[3] Yvonne Bennett remained in her home until her death 29 November 2002.[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 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents post-war residential development during the late phase of the Village Industries era and is particularly significant for its documented nearly 50-year ownership by the Bennett family (1953-2002), which exemplifies the stable homeownership patterns that characterized Flat Rock's development.

Criterion A - Community Planning and Development: Constructed in 1953 by Edwin and Yvonne Bennett, this Ranch house represents the post-war residential development that continued to characterize Flat Rock's growth building upon the community patterns established during the Village Industries program. By 1953, the formal Village Industries program had concluded, but the community patterns of homeownership and family stability it had established continued to shape residential development. The Bennett family's nearly 50-year residence at this property (1953-2002) demonstrates the deep roots that families established in Flat Rock and the multi-generational community stability that distinguished this community.

Bennett Family Ownership: Edwin and Yvonne Bennett built this home in 1953 and resided here until 2002, representing nearly half a century of continuous family ownership. This exceptional tenure demonstrates the stable homeownership patterns that Ford's Village Industries program had encouraged, patterns that persisted long after the formal program concluded. The Bennett family's commitment to this property across five decades reflects the deep community roots that characterized Flat Rock families, whether they worked directly for Ford or benefited from the economic stability that Ford's presence provided to the community.

Post-War Development Context: The property's 1953 construction date places it within the mature post-war period when the Ranch style had supplanted earlier house types like the Cape Cod and Minimal Traditional. The Ranch represented the fully modern, automobile-oriented lifestyle that characterized American suburban development in the 1950s. The attached garage, generous lot size, brick construction, and picture windows all reflect the prosperity and modern living standards of the post-war era.

Architectural Evolution: The Ranch style represented a significant departure from the Cape Cod and Minimal Traditional forms that characterized earlier Village Industries-era construction in Flat Rock. While the Cape Cod emphasized compact efficiency, the Ranch emphasized horizontal spread, indoor-outdoor connection, and full automobile integration. This property demonstrates the architectural evolution that occurred in Flat Rock as the community matured and residents achieved greater prosperity.

Brick Construction Quality: The brick veneer with stone accents represents a higher quality of construction than the frame houses with wood, aluminum, or vinyl siding that characterize most of the district. This masonry construction reflects the post-war prosperity that enabled families like the Bennetts to invest in substantial,

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[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; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volumes) for E. Huron River Drive in Flat Rock; 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 44, dwelling 468, for Edwin V. & Yvonne Bennett and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration. *Note: This reference included solely for Mr. Bennett's occupation.*

[3] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ1K-3XG : Tue Feb 25 01:37:11 UTC 2025), Entry for Edwin V Bennett Sr, 9 Oct 1992.

[4] *Detroit Free Press*; Publication Date: *3 Dec 2002*; Publication Place: *Detroit, Michigan, USA*; URL: https://www.newspapers.com/image/361928884/?article=5fbba556-3bf6-4554-83e1-883ff2c7a2b6&focus=0.35148206,0.7394534,0.50303733,0.78718275&xid=3355

permanent homes with quality materials. The excellent condition of the brick after seven decades demonstrates the durability of this construction approach.

Integrity Assessment: The property retains exceptional integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is outstanding, with the Ranch form, low-pitched hipped roof with wide eaves, brick veneer with stone accents, picture window, and attached garage all preserved. Integrity of materials and workmanship is strong, with the original brick veneer, stone accents, and overall construction quality intact. Integrity of setting is preserved through the generous lot, mature landscaping, and relationship to the E. Huron River Drive streetscape. Integrity of feeling and association are particularly strong given the documented multi-generational ownership and the property's continued conveyance of its mid-century Ranch character.

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

The 1953 construction by Edwin and Yvonne Bennett and the family's nearly 50-year residence (1953-2002) make this property particularly significant within the Flat Rock Historical District. While many properties demonstrate the physical patterns of post-war residential development, this property provides exceptional documentation of the social outcomes that characterized the mature Village Industries community: stable homeownership enabling families to establish deep, multi-generational roots.

The property retains exceptional integrity as a Ranch style residence, with all character-defining features preserved. The long, low horizontal profile with hipped roof and wide overhanging eaves creates the ground-hugging appearance that defines Ranch architecture. The brick veneer with stone accents represents higher quality construction than typical frame houses in the district and demonstrates the prosperity of the post-war period. The attached two-car garage reflects the fully automobile-oriented lifestyle of mid-century America, integrated into the house design rather than relegated to a separate structure.

The picture window, a hallmark of Ranch design, remains as a defining element of the front facade, while the generous lot with expansive lawn and mature landscaping creates the residential setting that Ranch houses were designed to occupy. The excellent maintenance evident in the photograph—the manicured lawn, shaped shrubs, and flowering accents—demonstrates continued pride of ownership that extends the Bennett family's legacy of care for the property.

The Bennett family's five-decade tenure transforms this property from a well-preserved example of Ranch architecture into a significant demonstration of the community stability that characterized Flat Rock. Edwin and Yvonne Bennett's decision to build this home in 1953 and raise their family here until 2002 reflects the same patterns of homeownership and community rootedness that Ford's Village Industries program had established decades earlier. While the Bennett's built their home after the formal Village Industries program concluded, they benefited from and contributed to the stable, homeownership-oriented community that the program had created.

The combination of exceptional physical integrity, documented multi-generational ownership, and quality brick construction makes this property a significant contributor to the Flat Rock Historical District, demonstrating both the architectural evolution from Cape Cod to Ranch and the continued patterns of family stability that characterized the community through the mid-20th 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0129_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25648 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0060_000 Lot 60 Van Riper Sub No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094512		Long: -83.282965		
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	Modern Commercial
Building Form	2 Story Rectilinear
Roof Form	Flat
Roof Materials	Flat
Exterior Wall Materials	Smooth Stucco
Foundation Materials	Concrete
Window Materials	Vinyl Replacements
Window Type	Sliding/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	1927-1975 (within district's 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	25648 E. Huron River Drive						
Historic/Original Owner	William Rutkowsky						
Historic Building Use	Mixed Use						
Current Building Use	Mixed Use						
Architect/Engineer/Designer	unknown						
Builder/Contractor							

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 c. 1927 mixed-use commercial building is a 2-story structure situated on E. Huron River Drive in Flat Rock's commercial core. The building represents the commercial infrastructure that served the Flat Rock community during the pre-Village Industries period and continued to provide retail services and residential space throughout the Village Industries era. The traditional mixed-use configuration with commercial space on the ground floor and residential quarters above reflects the building patterns of small-town American commercial districts during the early 20th century. The building has undergone recent renovation that has significantly altered its exterior appearance while preserving its essential two-part commercial block form.

The building exhibits the Two-Part Commercial Block form, a standard configuration for small-town commercial architecture that divides the facade horizontally into a ground-floor commercial zone and an upper residential or office zone. This building type was ubiquitous in American downtowns and village centers during the late 19th and early 20th centuries, providing efficient mixed-use space that combined retail activity with upper-floor living quarters. The flat roof with parapet is characteristic of commercial construction, providing a simple, economical roofline that maximized usable interior space.

The exterior walls are finished in smooth stucco in a tan or beige color, which appears to be a recent application that has given the building a clean, contemporary appearance. Brown-painted trim defines the building's edges, including corner quoins or pilaster-like elements that articulate the corners with a stepped pattern. The brown trim continues along the roofline parapet, providing visual definition to the building's profile against the sky. While the stucco finish likely obscures the original wall material (possibly brick or an earlier stucco application), it maintains the building's solid, masonry-like appearance.

The ground floor commercial space features a large storefront with extensive glazing that provides visibility for retail display and admits abundant natural light. The storefront system appears to be a recent aluminum replacement with large fixed glass panels and an entrance door, replacing what would have originally been a traditional wood-framed storefront with transom windows. Two gooseneck light fixtures above the storefront provide illumination and reference traditional commercial lighting. The storefront configuration, while updated, maintains the essential transparency and retail orientation of the original design.

The upper floor residential space is expressed through windows on the second floor of the main facade. These windows appear to be aluminum sliding units, a contemporary replacement for what would have originally been double-hung wood windows. The fenestration pattern with paired windows reflects the residential function of the upper floor and provides light and ventilation to the apartment space. A smaller window on the side elevation serves additional interior spaces.

A delivery bay with an overhead door is integrated into the left side of the building, providing service access for commercial operations. This functional element, with its own gooseneck light fixture above, reflects the practical requirements of retail businesses that needed to receive merchandise deliveries. The delivery bay door appears to have been recently replaced with a contemporary overhead door in a brown color that coordinates with the building's trim.

The building is positioned at the sidewalk edge, consistent with traditional commercial district siting that maximizes building footprint and creates a continuous streetwall. A brick paver sidewalk treatment in front of the building enhances the pedestrian environment and reflects recent streetscape improvements. A small parking area is visible to the left of the building.

Character-defining features include the Two-Part Commercial Block form, the flat roof with parapet, the 2-story massing, the ground-floor storefront configuration, the upper-floor residential fenestration, the integrated delivery bay, and the sidewalk-edge siting that contributes to the commercial streetscape character of E. Huron River Drive.

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, William Rutkowsky owned lot 60 of the Van Riper Subdivision No. 1 and the storefront thereon.[1] This two-story, commercial brick and tile storefront with delivery bay and detached garage at the rear is situated on Lot 60 in the Van Riper Sub. No. 1 and in 1941, the address was 25648 E. Huron River Drive.[2]
[Researcher's Note: It is worth noting that there is a house nearby with very similar style and construction materials built by Fred Reith in 1922, the address is 25750 E. Huron River Drive.]

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 25648 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the commercial development that served Flat Rock's suburban-industrial community during the mature phase of the Late Period of Significance (1922-1972) and its demonstration of the neighborhood retail infrastructure that supported the residential development enabled by Henry Ford's Village Industries program.

Historical Significance Under Criterion A: Event

This 1940 mixed-use commercial building represents the neighborhood retail development that demonstrated the maturation of Flat Rock as a complete suburban-industrial community capable of supporting both residential and commercial functions during the pre-war phase of the Late Period of Significance. The property embodies the commercial infrastructure that emerged to serve the established residential neighborhoods that had developed in response to the employment opportunities created by Henry Ford's Village Industries program and subsequent industrial expansion. The building reflects the commercial services that supported Flat Rock's suburban-industrial community during 1940, when the community had achieved sufficient population density and economic stability to sustain neighborhood retail establishments that provided daily necessities within walking distance of residential areas.

The adoption of Moderne architectural styling for commercial construction demonstrates how Flat Rock's business development embraced contemporary design principles while serving the practical needs of the suburban-industrial community that had evolved throughout the Late Period of Significance. The building represents the commercial sophistication that characterized Flat Rock's continued development during the pre-war period, showing how the community's industrial foundation had enabled the establishment of complete neighborhood infrastructure that supported both the daily needs and modern lifestyle preferences of working families. The 1940 construction date places this property within the mature pre-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated nearly two decades of sustained growth following Henry Ford's Village Industries establishment and had achieved the population density and economic stability necessary to support neighborhood commercial development.

The building's function as a neighborhood grocery store for decades reflects the essential commercial services that sustained Flat Rock's suburban-industrial community throughout the Late Period of Significance, providing convenient access to daily necessities that supported the lifestyle preferences of working families who sought to combine suburban residential amenities with practical access to goods and services. The mixed-use design with upper-level apartments demonstrates the housing solutions that served working families who valued convenient access to both employment opportunities and neighborhood commercial services.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's commercial development serving the suburban-industrial community during the Late Period of Significance, enhanced by recent restoration that has preserved essential historic character while enabling continued commercial function.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 122, entry for William Rutkowsky; original records held by Brownstown Township Historical Society.

[2] 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.

Location and Setting: The building retains its original location on E. Huron River Drive within the established residential and commercial area that developed during Flat Rock's Late Period evolution. The neighborhood setting preserves the community planning patterns that characterized the mature suburban-industrial character while maintaining the commercial context that served residential neighborhoods.

Design: The property exhibits good design integrity in its Moderne commercial characteristics, including the two-story massing, flat roof with parapet, clean geometric lines, and mixed-use configuration that distinguished neighborhood commercial development during the early 1940s. The building maintains the essential Moderne design characteristics that made it representative of the commercial architecture that served Flat Rock's suburban-industrial community during the mature phase of the Late Period of Significance, with recent restoration preserving the historic character while updating for contemporary commercial use.

Materials: The building maintains its overall material character with stucco wall surfaces and geometric composition, with recent restoration preserving the essential material qualities while updating finishes for contemporary commercial function. The materials continue to convey the Moderne aesthetic and construction approaches that characterized commercial development during the early 1940s.

Workmanship: The Moderne commercial construction demonstrates the building techniques that had evolved to serve Flat Rock's commercial needs during the pre-war phase of the Late Period of Significance, with recent restoration maintaining evidence of both original construction quality and contemporary preservation standards.

Setting: The neighborhood commercial context maintains the community character that supported mixed-use development serving residential neighborhoods during the mature phase of Flat Rock's suburban-industrial evolution. The setting demonstrates the complete community infrastructure that had evolved to serve the suburban-industrial population that Henry Ford's Village Industries program had attracted and that subsequent industrial development had sustained.

Feeling and Association: The property conveys the neighborhood commercial character that characterized Flat Rock's mature suburban-industrial community during the 1940s and subsequent decades, maintaining associative connections to the commercial infrastructure that supported residential neighborhoods while preserving its connection to the complete community development that the industrial foundation had enabled.

The property's role in representing the neighborhood commercial development that supported Flat Rock's suburban-industrial community makes it a valuable contributor to the district's ability to convey the complete community infrastructure that emerged from the sustained success of Henry Ford's Village Industries model. The building demonstrates how Flat Rock had achieved sufficient population density and economic stability to support neighborhood retail establishments while maintaining the mixed-use development patterns that provided convenient access to both commercial services and residential accommodations. The decades of operation as a neighborhood grocery store reflect the essential commercial services that sustained community life throughout the Late Period of Significance.

The recent restoration and adaptation for contemporary local businesses demonstrates the continued viability of neighborhood commercial development while preserving the historical character that connects the building to Flat Rock's suburban-industrial heritage and the commercial infrastructure that served working families throughout the Late Period of Significance.

The property at 25648 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the neighborhood commercial development that demonstrated Flat Rock's maturation as a complete suburban-industrial community capable of supporting residential, commercial, and mixed-use infrastructure during the Late Period of Significance. The building maintains good integrity enhanced by sympathetic restoration and contributes to the district's representation of the complete community development that emerged from the sustained success of Henry Ford's Village Industries program.

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_135_05_0060_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25658 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0059_001 Lot 59 Van Riper Sub No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094512		Long: -83.282965		
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	1970	
Architectural Style	Vernacular Commercial	
Building Form	1 Story Rectilinear	
Roof Form	Front gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Sliding	
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	1970-1975 (within district's 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 ☒ siding	Moved ☐	Date(s):		
Historic Name	Wagar Market					
Current/Common Name	25658 E. Huron River Drive					
Historic/Original Owner						
Historic Building Use	Small Commercial					
Current Building Use	Salon					

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 c. 1970 commercial building is a single-story structure situated on E. Huron River Drive in Flat Rock. The building represents small-scale neighborhood commercial development during the later period of community growth following the Ford Village Industries era, constructed during the early 1970s when Flat Rock was evolving into a modern suburban community while maintaining its local commercial character.

The building exhibits vernacular commercial characteristics with a simple rectangular plan and front-facing gable roof that creates a straightforward, functional appearance typical of neighborhood commercial buildings of the 1970s. The roof is covered with asphalt shingles in a standard commercial application. The simple gable form reflects the practical approach to small commercial construction that served local community needs during the district's later period of development.

The exterior walls are clad in vinyl siding that represents the adoption of modern, low-maintenance materials in commercial construction during the 1970s. The vinyl siding provides a clean, uniform appearance and reflects the evolution of building materials and maintenance practices during the district's extended period of significance.

The storefront features aluminum or vinyl-framed windows arranged to provide visibility into the commercial space, which is appropriate for neighborhood commercial buildings designed to serve local customers. The fenestration maintains the building's commercial character while accommodating different business uses over time, demonstrating the flexibility of this building type.

The building's form and scale reflect its function as a neighborhood grocery store, representing an important type of local commercial establishment that served the residential community during the post-Ford Village Industries period. This type of neighborhood commercial development demonstrates how Flat Rock continued to evolve as a complete community with local services supporting residential areas.

The building represents the continuation of Flat Rock's development as a viable community beyond the Ford Village Industries period, showing how local commercial services developed to serve the established residential neighborhoods. The grocery store function was particularly important for providing daily necessities to local residents and maintaining neighborhood cohesion.

The front facade displays a simple, functional composition with the main entrance positioned for easy customer access and windows arranged to display merchandise or services. A concrete apron provides customer parking, reflecting the automobile-oriented commercial development patterns of the 1970s.

The building sits on what appears to be a concrete slab foundation appropriate for small commercial construction of the 1970s. The property includes paved parking areas that accommodate the commercial use and reflect the car-dependent commercial development patterns of the period.

The current salon use represents adaptive reuse of the building while maintaining its basic commercial function, though some storefront modifications may have been made to accommodate the different business type. The building's simple form and flexible interior layout have allowed it to continue serving neighborhood commercial needs despite changes in specific use.

Character-defining features include the simple gable form, the single-story commercial scale, the vinyl siding exterior, the storefront window arrangement, and the overall functional design approach typical of 1970s neighborhood commercial 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.

This was a small grocery store historically, now it is actively a salon.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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. 1970 property is recommended as **Contributing to the Flat Rock Historical District** under the 50-year rule for historic properties. Built around 1970, the property has achieved the requisite 50+ years of age (as of 2025) and contributes to understanding Flat Rock's continued commercial development during the district's extended period of significance.

50-Year Rule Application: At approximately 55 years old, this property meets the National Register's 50-year threshold for potential historical significance. The building represents an important aspect of community development during the 1970s when Flat Rock continued to evolve as a complete community with local commercial services supporting established residential neighborhoods.

Community Development Significance: The property contributes to the district's significance under Criterion A for Community Planning and Development by representing the continued commercial evolution of Flat Rock during the post-Ford Village Industries period. This building type demonstrates how the community maintained its viability and local character through neighborhood commercial establishments that served daily needs of residents.

Commercial Development Pattern: Under Criterion A for Commerce, the building represents the local commercial development that supported Flat Rock's residential community during the 1970s. The neighborhood grocery store function was particularly important for maintaining community cohesion and providing essential services within walking distance of residential areas, continuing patterns of local commercial service that characterized well-planned communities.

Sufficient Integrity: The building retains sufficient integrity in all seven aspects to convey its 1970s commercial character and its role in the community's continued development. The basic form, materials, and commercial design remain intact, allowing the property to demonstrate the neighborhood commercial development patterns of the early 1970s.

District Context: Within the Flat Rock Historical District's extended period of significance, this property represents the community's continued vitality and evolution beyond the Ford Village Industries period. The district's significance encompasses the full development of the community through the mid-1970s, and this building contributes to understanding how local commercial services supported the established residential community.

Neighborhood Commercial Importance: The building's function as a neighborhood grocery store represents an important type of local commercial establishment that contributed to community livability and resident convenience. This type of walkable neighborhood commercial development demonstrates planning principles that supported community cohesion and local economic activity.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District under the 50-year rule.

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_135_05_0059_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25660 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0058_000 Lot 58 Van Riper Sub (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0902804	Long: -83.2834049			
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	Minimal Traditionalist
Building Form	1-Story rectilinear building
Roof Form	Side gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Stone Veneer/Aluminum Siding
Foundation Materials	Concrete
Window Materials	Vinyl Replacement
Window Type	Double Hung/Picture
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						
Period(s) of Significance	1948-1975 (within district's 1920-1975 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	25660 E. Huron River Drive						
Historic/Original Owner	Robert & June Mazo						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						

Survey Date	3 Oct 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 cottage is a single-story residential structure situated on E. Huron River Drive in Flat Rock. The building represents immediate post-World War II residential development during the final years of Ford's Village Industries program and the early transition to post-war suburban development patterns. The property demonstrates the modest, efficient housing that characterized immediate post-war construction, though material alterations have impacted its original character.

The house exhibits Minimal Traditional characteristics with a side gable roof form accented by a front-facing gable projection that creates visual interest and provides additional interior space. The roof is covered with asphalt shingles in a standard residential application. The combination of side gable with front gable projection was a common design approach in post-war modest housing, providing economical construction with enhanced curb appeal.

The exterior walls display a combination of materials that represents later alterations. The lower portion of the walls features stone veneer that appears to be a later addition covering the original foundation or lower wall materials. Stone veneer became a popular upgrade material in the mid-20th century, offering a substantial appearance while being more economical than full masonry construction. The upper walls are clad in aluminum siding that represents replacement of original materials, which were likely wood clapboard or wood shingles typical of 1948 construction.

The windows have been replaced with modern vinyl units that alter the building's original character. The replacement windows appear to maintain a similar arrangement to the original fenestration but with contemporary materials and likely different proportions than the original 1948 windows. A fabric awning over one window provides sun control and is a typical mid-century accessory, though this may be a later addition.

The front facade displays a simple, asymmetrical composition typical of Minimal Traditional design, with the entrance positioned under the front gable projection and accessed via a small covered entry with what appears to be a fabric awning. The modest scale and straightforward design reflect 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.

An important feature of this property is the retention of a detached garage located at the rear of the property. The survival of the garage structure adds to the property's completeness, though it is not visible in the photograph to assess its condition or originality.

The building sits on a concrete or concrete block foundation appropriate for 1948 construction methods. The property includes basic landscaping with lawn areas and young trees, suggesting recent landscape work.

Despite material alterations including stone veneer, aluminum siding, and replacement windows, character-defining features that remain include the single-story cottage form, the side gable roof with front gable projection, the compact scale typical of post-war housing, the asymmetrical Minimal Traditional composition, and the overall proportions and massing. 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, Robert & June Mazo and family resided at 25660 E. Huron River Drive; and Robert worked as a Pumper for the Oil Refinery.[1] In 1953, Robert Mazo resided at 25660 E. Huron River Drive through 1967.[2] In Mary L. Marovich resided at 25660 E. Huron River Drive from 1968 through 1971.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 392, for Robert & June Mazo and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[2] "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; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume **1959-1967**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); 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 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 years of Ford's Village Industries program and the transition to post-war suburban patterns, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1948, this house represents residential development during the crucial immediate post-war period when Flat Rock was experiencing the final years of Ford's Village Industries program and beginning its transition to conventional post-war suburban development. The property demonstrates the modest, efficient housing that was constructed to meet the tremendous demand for housing as veterans returned from World War II and began forming families. This building type was essential to the community's continued viability and growth during the transition from wartime to peacetime economy.

Immediate Post-War Housing: The 1948 construction date places this property in the critical immediate post-war period when housing demand was exceptionally high due to returning veterans and the post-war baby boom. The Minimal Traditional style reflected the need for economical, efficient construction that could provide adequate housing quickly and affordably. This housing type represents an important response to significant social and economic changes following World War II.

Final Ford Village Industries Period: The property represents residential development during the final years of Ford's Village Industries program, documenting the community's evolution as the experimental industrial program was winding down and the community was transitioning to more conventional patterns of suburban development.

Material Integrity Limitations: The installation of stone veneer, aluminum siding, and replacement windows has significantly impacted the property's material integrity and authentic 1948 appearance. These alterations limit the building's ability to convey its original Minimal Traditional character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

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 basic cottage form, the side gable with front gable projection, and the overall modest scale allows the property to convey the residential development patterns of the immediate post-war period.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0058_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25678 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0056_000 Lot 56 & 57 Van Riper Sub (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094488		Long: -83.283753		
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	Commercial Mid-century	
Building Form	1 Story Rectilinear	
Roof Form	Flat	
Roof Materials	Mixed	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Commercial Pane	
Window Type	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	Commerce; Community Planning and Development						
Period(s) of Significance	c. 1954-1975 (within district's Late Period, 1920-1975)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location ☒	Design ☒	Materials ☒	Workmanship ☐	Setting ☒	Feeling ☒	Association ☒	
General Integrity:	Intact ☐	Altered ☒ Windows/Service Bays		Moved ☐	Date(s):		
Current/Common Name	25678 E. Huron River Drive						
Historic/Original Owner	Zimmerman's Service Station (gasoline filling)						
Historic Building Use	Commercial / Restaurant						
Current Building Use	Commercial						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1954 commercial building is a single-story brick veneer structure originally designed as a gasoline filling station, located at the corner of E. Huron River Drive and Van Riper Street. Constructed during the peak automobile era, the property represents mid-century commercial development serving the motorized community that characterized post-war Flat Rock.

The building exhibits the characteristic form of a **mid-century filling station** with brick veneer walls providing durable, attractive commercial construction. A **standing seam metal false roof** in red/burgundy has been added over the original flat roof, creating a distinctive visual profile while protecting the original structure. The concrete slab foundation retains the original **petroleum storage tanks beneath**—physical evidence of the building's original function.

The filling station form reflects the automobile-oriented commercial development that emerged in the post-war period. Service stations were essential community infrastructure, serving the increasingly motorized population of industrial communities like Flat Rock. The corner location at a major intersection provided visibility and accessibility essential for filling station success.

The building has demonstrated **remarkable adaptive reuse** over its 70-year history, transitioning through multiple commercial uses while maintaining its essential form. Most notably, it served as **Capt. Nemo's Sub Shop from 1999 through 2015**, becoming a familiar community landmark. Currently, the building houses a **specialty coffee bean roaster** selling products online rather than retail—demonstrating continued commercial viability through e-commerce adaptation.

Character-defining features include the filling station form, brick veneer construction, corner lot commercial setting, standing seam metal false roof, and continued commercial use through adaptive reuse.

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>.

Opened in 1954 as Zimmerman's Service Station doing business at 25678 E. Huron River Drive.[1] In 1961, the business operating at 25678 E. Huron River Drive changed names to Huron River Service Station; in 1968 it became D & D Service Station; and in 1970, it became Lipscomb & Son Service Station.[2] Over the years, it has been a Pizzeria, Captain Nemo's Sub Shop and most recently a specialty coffee bean roasting business.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the 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. 1954 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Commerce and Community Planning and Development**.

Criterion A: Constructed c. 1954, this filling station represents the automobile-oriented commercial development that served the post-war Village Industries community. By the mid-1950s, automobile ownership was essential for suburban living, and filling stations were critical community infrastructure. The building's location at the corner of E. Huron River Drive and Van Riper Street provided convenient access for Flat Rock's motorized residents.

Mid-Century Commercial Architecture: The filling station represents a significant building type from the automobile era. While many filling stations have been demolished as automotive retail patterns changed, this building's survival and adaptive reuse demonstrates the type's potential for continued commercial viability.

Adaptive Reuse History: The building's transition from filling station through various commercial uses—including the community-familiar Capt. Nemo's Sub Shop (1999-2015) to current specialty coffee roasting

[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." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

operation—demonstrates successful adaptive reuse. This evolution reflects changing commercial patterns while maintaining the building's essential form and commercial function.

Petroleum Infrastructure: The retention of original petroleum storage tanks beneath the concrete slab provides archaeological evidence of the building's original function and mid-century automotive infrastructure.

Integrity: The property retains integrity of location, design (filling station form clearly legible), setting (corner commercial lot), feeling, and association. Material integrity has been modified through the addition of the standing seam metal false roof and interior alterations for successive commercial uses.

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

The c. 1954 construction date places this property within the Late Period of Significance when Flat Rock's automobile-oriented commercial development expanded. The filling station form remains clearly legible despite modifications including the false roof addition. The building's successful adaptive reuse through multiple commercial functions—from filling station to sub shop to coffee roaster—demonstrates continued viability. The property contributes to understanding mid-century commercial development patterns serving the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0056_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25736 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0053_000 Lot 53 Van Riper Sub (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0906903	Long: -83.2846445			
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	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacements	
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	1954-1975 (within district's 1920-1975 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	25736 E. Huron River Drive
Historic/Original Owner	James Rathburn
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	4 Oct 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 E. Huron River Drive 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 neutral color that complements the building's color scheme. 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 blue vinyl siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or possibly early aluminum siding typical of 1954 construction. The vinyl siding provides a uniform appearance and demonstrates the continued updating of materials on mid-century houses.

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 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 when garages were typically detached.

A concrete driveway provides direct access to the attached garage, demonstrating the automobile-oriented planning that characterized post-war suburban development. Foundation plantings including evergreen shrubs 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 includes a well-maintained lawn that contributes to the suburban residential character.

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 1957, James W. Rathburn resided at 25736 E. Huron River Drive; and was the resident through 1965.[1] Gerald T. Rhea and family resided at 29031 Evergreen from 1966 though 1971.[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 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 Flat Rock was evolving beyond Ford's Village Industries into a conventional

[1] 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; ALSO, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

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.

Ranch House Significance: The ranch house form represents one of the most significant residential building types in American architectural history, dominating suburban development from the late 1940s through the 1960s. This property contributes to understanding how this nationally important housing type was adopted in Flat Rock during the community's post-Ford Village Industries evolution.

Material Integrity Limitations: While the property retains its basic form and design, the installation of vinyl siding and replacement windows has impacted its material integrity and authentic 1950s appearance. These alterations limit the building's ability to convey its original ranch character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

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.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0053_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29031 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0096_000 Lot 96 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0938637		Long: -83.2818116		
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	1931	
Architectural Style	Cape Cod	
Building Form	1.5 story Rectilinear	
Roof Form	Side gabled with dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung w/aluminum awnings	
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	1920-1975(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	29031 Evergreen St.
Historic/Original Owner	John W. Vincent / Warren F. & Elizabeth Bird
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Possibly John W. Vincent

Survey Date	15 Sep 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. 1931 Cape Cod house at 29031 Evergreen Street represents early Depression-era residential development in Flat Rock and embodies a poignant story of multi-generational homeownership spanning 65 years (1931-1996) from construction through three distinct ownership periods. The 1.5-story dwelling exhibits characteristic Cape Cod design features including side-gabled roof with prominent gable dormers, symmetrical facade organization, and compact form.

The house displays defining characteristics of Cape Cod residential architecture through its 1.5-story form, side-gabled roof with prominent gable dormers, symmetrical facade organization, and compact but efficient plan. The Cape Cod style, originally developed in colonial New England and revived during the 1920s-1930s, appealed to Depression-era homebuyers because it offered traditional styling, economical construction, and efficient use of space. The style's steep roof pitch created usable second-floor space within the roof volume, providing additional bedrooms without requiring full two-story construction—an economical approach to creating family-sized housing during financially constrained times.

The side-gabled roof creates the characteristic Cape Cod silhouette with strong horizontal emphasis. Three prominent gable dormers project from the front roof slope, providing light, headroom, and ventilation to the upper floor while creating architectural interest on the facade. These gable dormers represent essential functional elements that transform the upper floor from unusable attic space to habitable bedrooms, enabling the modest 1.5-story form to accommodate family housing needs. The dormers feature their own gable roofs that echo the main roof form, creating visual harmony. The roof is covered with asphalt shingles providing economical weather protection.

The exterior walls are currently clad in aluminum siding in white that covers the original material, which was most likely wood clapboard or horizontal wood siding typical of early-1930s Cape Cod construction. The aluminum siding represents later alteration undertaken to reduce maintenance requirements. While obscuring original materials, it maintains the building's essential form and proportions and creates crisp, well-maintained appearance.

The fenestration consists of aluminum-frame double-hung replacement windows with metal awnings installed over several window openings. The metal awnings represent mid-20th century residential accessories popular during the 1950s-1960s that provided sun shading, weather protection, and decorative detail. Dark shutters flank windows, adding traditional Colonial Revival detail and color accent. While representing alterations from original wood windows, the replacements preserve original opening locations and maintain symmetrical fenestration patterns appropriate to Cape Cod styling.

The front facade displays symmetrical organization typical of Cape Cod/Colonial Revival design, with entry positioned at center and windows balanced on either side. A covered entry stoop with metal railings provides access. Red or burgundy-colored shutters create strong color accent against white siding, enhancing traditional residential character. Metal awnings over windows create additional visual interest and functional sun shading.

The foundation is concrete block construction, standard for residential building by 1931 as concrete block provided economical, durable support. A detached single-car garage is located on the property, representing automobile accommodation added either during original construction or during subsequent ownership. By 1931, garages had become standard features of residential development as automobile ownership had become widespread even during Depression years.

The property is situated on Lot 96 in Van Riper Subdivision No. 1, documented on the 1941 Sanborn Fire Insurance Map showing a 1.5-story single-family residence at 29031 Evergreen Street.[1] This Sanborn documentation provides exceptional cartographic evidence of the property's configuration just 10 years after construction.

The property features well-maintained lawn, mature trees providing shade, foundation plantings, paved driveway, concrete walkways, and prominent American flag display demonstrating patriotic expression. The landscaping demonstrates long-term care characteristic of multi-decade family ownership. Despite alterations,

[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.

the building retains good integrity through preservation of Cape Cod form, dormers, symmetrical organization, and overall early-1930s 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.

John W. Vincent owned lot 96, in Van Riper Sub No. 1 of the Village of Flat Rock in **1931**.[2] John W. Vincent had been the local flour miller and lived in Flat Rock since 1876, when he married Gertrude Metler, the daughter of his employer at the mill, George Washington Metler, until Gertrude passed tragically on 3 Dec 1917 from Tuberculosis.[3] John married Verona Smith on 16 Aug 1921, hoping to start fresh at the age of 66 years.[4] Unfortunately, John W. Vincent died on 19 October 1931 after just finishing his new house on lot 96, he was 76 years.[5] Mrs. John W. Vincent, widow, was the owner of lot 96, in Van Riper Subdivision No. 1 in the Village of Flat Rock, and she was a resident of Pittsford, Michigan by **1939**.[6] Sadly, Verona Vincent died on 18 March 1939 at the Methodist Old People's Home in Chelsea, Michigan, paving the way for Warren Bird to purchase the house.[7]

Warren Bird registered for the draft on 16 October **1940**; he was married to Elizabeth, was employed by Harvey Wagar and the Bird family resided at 29031 Evergreen Street.[8] In **1942**, Warren Bird owned lot 96 in Van Riper Subdivison No. 1 in the Village of Flat Rock.[9] In **1950**, Warren & Elizabeth Bird and their children resided at 29031 Evergreen; and Warren worked as the manager & operator of a local gas station.[10] Warren Bird and family resided at 29031 Evergreen from 1959 though **1971**.[11] Warren Bird resided at 29031 Evergreen until his death in May **1996**.[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. 1931 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Industry, Commerce, and Social History** and **Criterion B for Association with John W. Vincent, longtime Flat Rock flour miller, and Warren Bird, gas station manager/operator**. The property represents early Depression-era Cape Cod residential development, possesses extraordinary documentation spanning 65 years (1931-1996) through three ownership periods via tax rolls (1931, 1939, 1942), marriage records, death certificates (1931, 1939), 1941 Sanborn map, WWII draft registration (1940), 1950 census, multiple directories (1959-1996), and death index (1996), embodies poignant story of 76-year-old flour miller building house only to

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for John W. Vincent; original records held by Brownstown Township Historical Society.

[3] "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH5F-NRQ : 29 November 2023), G. W. Metler in entry for Gertrude Vincent, 3 Dec 1917; **ALSO**, "United States, Census, 1910", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MLTC-1QC : Tue Oct 21 20:06:11 UTC 2025), Entry for John K Vincent and Gertrude Vincent, 1910. *Note: 1910 Census reference added for occupation and family verification.*

[4] "Michigan, Marriages, 1868-1925", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:N31V-CQ2 : Wed Jan 22 06:37:10 UTC 2025), Entry for John Vincent and Verona Smith, 16 Aug 1921.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-C6S : Fri Mar 08 21:08:59 UTC 2024), Entry for John W Vincent, 19 Oct 1931.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 191, entry for Mrs. John W. Vincent; original records held by Brownstown Township Historical Society.

[7] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF72-78N : Sat Mar 09 10:09:22 UTC 2024), Entry for Verona Vincent, 18 Mar 1939.

[8] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP82-SH6D : Thu Apr 10 15:04:34 UTC 2025), Entry for Warren F Bird and Harvey Wagar, **16 Oct 1940**.

[9] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" arranged by subdivision; vol. 3, pg. 629, entry for Warren Bird; original records held by Brownstown Township Historical Society.

[10] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 458, for Warren & Elizabeth Bird and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volumes) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] City: *Flat Rock*; State: *Michigan*; Year(s): *1993-1997;* **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.

die shortly after completion, documents essential automotive service industry (gas station manager/operator), and demonstrates remarkable 57-year Bird family ownership representing extraordinary residential stability.

Criterion A - Community Planning and Development:

Early Depression-Era Development (c. 1931): Constructed circa 1931, this house represents residential development during the depths of the Great Depression when building activity had declined dramatically from 1920s boom levels. The 1931 construction date demonstrates that some families with financial resources or stable employment could still achieve homeownership even during economically devastating times. John W. Vincent's purchase of Lot 96 in 1931 (tax rolls) and construction of this house at age 76 represents remarkable achievement during the Depression's worst years.

The property's location on Lot 96 in Van Riper Subdivision No. 1 documents planned residential expansion during the late 1920s-early 1930s. The 1941 Sanborn Fire Insurance Map provides exceptional cartographic documentation showing the 1.5-story house configuration just 10 years after construction.

Criterion A - Commerce/Industry:

Warren Bird - Gas Station Manager/Operator: Warren Bird's documented employment as "manager & operator of local gas station" (1950 census) represents essential automotive service industry occupation. Gas station managers/operators:

- Managed retail fuel sales and automotive service operations
- Supervised employees and maintained business operations
- Provided essential services enabling automobile transportation
- Often owned or operated independent service stations
- Represented small business entrepreneurship in automotive service sector

Gas station management/operation represents automotive service infrastructure supporting the automobile-dependent suburban lifestyle. The position typically provided working-to-middle-class income sufficient for family homeownership and represented stable small business employment.

Harvey Wagar Employment Connection: Warren Bird's 1940 WWII draft registration documents employment by Harvey Wagar, suggesting Warren worked for Wagar before becoming gas station manager/operator by 1950. This employment progression might indicate Warren managed/operated Wagar's gas station or transitioned from employee to independent operator.

Criterion A - Social History:

Multi-Period Family Narratives:

Vincent Period - Tragic Circumstances (1931-1939): The Vincent ownership period embodies tragic circumstances:

- 76-year-old miller builds house for fresh start with second wife
- Dies shortly after completion, never enjoying retirement home
- Widow Verona maintains ownership but moves to Pittsford
- Verona dies March 1939 at Methodist Old People's Home in Chelsea
- House transitions to Bird family following Verona's death

Bird Period - Extraordinary Stability (1939-1996, 57 years): The Bird family's 57-year ownership represents exceptional residential stability:

- Warren and Elizabeth purchase house c. 1939 as young family
- Family with children documented 1950 census
- Continuous residence 1940-1996 (56+ years documented, 57 total)
- Warren's career as gas station manager/operator spans decades
- Family raised children through 1940s-1960s
- Warren continued residence through widowhood (Elizabeth pre-deceased him)
- Warren died May 1996 after 57 years in home

World War II Era Documentation: Warren Bird's October 16, 1940 WWII draft registration provides documentation of property ownership during the period immediately preceding American entry into World War II. The registration confirms residence, marriage to Elizabeth, and employment by Harvey Wagar.

Widow Circumstances - Both Families: The property's connection to two widows (Verona Vincent 1931-1939 maintaining ownership after John's death, and Warren Bird likely as widower in later years after Elizabeth's death) demonstrates the property's role across different life circumstances and family transitions.

Working-Class Long-Term Homeownership: The Bird family's 57-year continuous ownership represents working-class homeownership achievement and maintenance across nearly six decades, demonstrating economic stability that gas station management/operation provided and the deep community roots that long-term residence enabled.

Integrity Assessment:

Location: Complete integrity - remains on original Lot 96 since 1931

Design: Good integrity - Cape Cod form, dormers, symmetrical organization intact despite material alterations

Materials: Diminished integrity - aluminum siding and window replacements, but form preserved

Workmanship: Fair integrity - original construction quality enabling 90+ years continuous use

Setting: Excellent integrity - Van Riper Subdivision No. 1 location, established neighborhood character

Feeling: Good integrity - conveys early-1930s Cape Cod residential character despite alterations

Association: Exceptional integrity - extraordinary 65-year documentation through three ownership periods, flour miller original owner, gas station manager 57-year ownership

However, material alterations (aluminum siding, window replacements) diminish architectural integrity. Individual eligibility would require emphasis on exceptional documentation, human interest narrative, and associative significance transcending material changes.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional multi-period documentation and poignant historical narratives.

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_135_05_0096_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29047 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0097_000 Lots 97 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0937265		Long: -83.2818103		
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	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Picture/ Double Hung
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	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 ☒ Vinyl Siding	Moved ☐	Date(s):			
Current/Common Name	29047 Evergreen						
Historic/Original Owner	Manore Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor							

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.

The residence presents as a single-story ranch house that exemplifies the post-war suburban residential architecture that emerged during the early 1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the post-war suburban expansion. The building exhibits a rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. A distinctive front-facing gabled projection creates architectural interest and provides additional interior space while maintaining the ranch house's ground-hugging appearance. The structure demonstrates the streamlined, contemporary residential architecture that attracted families to Flat Rock as the community established its role as a stable suburban-industrial center following World War II.

Roof System

The building features a side-gabled main roof with a prominent front-facing gabled projection that creates visual interest and architectural definition while maintaining the low profile characteristic of ranch house construction during the early 1950s. The roof is constructed with asphalt shingles that provide practical weather protection while reflecting the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. The front-facing gable contains decorative elements including what appears to be horizontal siding or louvers that add textural interest and demonstrate the architectural refinements that characterized quality ranch house construction during this period.

Wall Cladding and Materials

The exterior walls are clad in a light blue-gray color horizontal vinyl siding that reflects the contemporary color preferences and suburban residential styling that characterized ranch house construction during the early 1950s. The consistent material treatment across all wall surfaces demonstrates the simplified construction approaches that made ranch houses attractive to suburban residents while reflecting the construction standards that had evolved to serve Flat Rock's post-war workforce.

Fenestration

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. The front facade features a large picture window that appears to be a prominent horizontal glazing unit, following ranch tradition of maximizing views and creating strong interior-exterior connections. Additional windows appear to be double-hung sash units arranged to provide natural illumination while reflecting the open planning concepts that made ranch houses attractive to post-war families seeking modern living arrangements.

Entrance Features

The main entrance is positioned within or adjacent to the front-facing gabled projection, creating architectural emphasis while maintaining the informal accessibility that characterized ranch house design. The entrance appears to be accessed by concrete steps that lead to a small landing area, following the practical approach to residential access typical of ranch house construction during the early 1950s. The entrance configuration reflects the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

Landscape and Site Features

The property exhibits well-developed suburban landscape characteristics with a maintained front lawn that provides generous setback from Evergreen Street, allowing the building's horizontal massing and architectural details to be appreciated within the residential context. Decorative stone retaining walls and foundation elements create landscape definition while adding visual interest that complements the building's contemporary styling. A concrete walkway provides pedestrian access while reflecting the suburban infrastructure that accompanied residential development serving Flat Rock's workforce during the post-war period.

Accessory Resources

The property appears to include residential infrastructure that supports suburban living, with what appears to be a detached garage or outbuilding visible in the background that provides the automobile accommodation that had become essential to suburban residential function by the early 1950s. The site organization reflects the

integration of house, landscape, and vehicular accommodation that characterized quality suburban construction serving Flat Rock's industrial workforce during the 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.

Ella Manore resided at 29047 Evergreen St. from 1953 through 1957.[1] Ms. Ada Carter resided at 29047 Evergreen from 1959 through 1971.[2] Gregory David Cummings resided at 29047 Evergreen St. from 1986 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. This is required for all properties.

The property at 29047 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in national trends toward Ranch house architecture during the Late Period of Significance (1920-1972).

This 1952 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the crucial decade following World War II. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1952, when the community was participating in national trends toward Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established three decades earlier.**

The adoption of Ranch house design with architectural refinements including the front-facing gabled projection demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. **The 1952 construction date places this property within the important post-war modernization phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and contemporary architectural character that reflected modern residential preferences during the early 1950s.

Evaluation of Integrity

[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; **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.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multivolume) for Evergreen St. 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.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's Ranch house development during the post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, side-gabled roof with front-facing gabled projection, horizontal emphasis, and contemporary residential styling that distinguished quality suburban construction during the early 1950s. **The building maintains the essential Ranch house design characteristics that made it representative of early 1950s residential modernization in Flat Rock, demonstrating the architectural preferences that attracted families to the community during the post-war period.**

Materials: The building appears to have vinyl replacement siding and updated replacement windows.

Workmanship: The Ranch house construction with architectural refinements demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the early post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with developed landscaping maintains the community character that emerged during the post-war phase of Flat Rock's transformation. **The setting demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's residential modernization during the 1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation.

Ranch House Development and Post-War Community Growth

The property's role in representing the post-war Ranch house development that characterized Flat Rock's suburban modernization makes it a valuable contributor to the district's ability to convey the full range of residential development that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance. The architectural refinements including the front-facing gabled projection reflect the quality construction and design sophistication that the community's industrial foundation enabled during the early 1950s.

The 1952 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to invest in modern housing that reflected changing lifestyle preferences and contemporary architectural character during the post-war period.

The property at 29047 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of modern Ranch house architecture with architectural refinements during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the post-war 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_135_05_0097_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29065 Evergreen [532 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0098_000 Lots 98 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0935438		Long: -83.2818092		
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	Colonial Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Shingles & Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Replacement Vinyl	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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;
Period(s) of Significance	1920-1975 (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	Peternell House
Current/Common Name	29065 Evergreen
Historic/Original Owner	William & Eveline Peternell
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown

Survey Date	15 Sep 2025	Recorded By	Lesley Gilllland 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 presents as a one-and-one-half story Colonial Revival house with Cape Cod influences that exemplifies the traditional residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration that creates the formal, traditional appearance that defined Colonial Revival design during this period. A substantial addition extends from the rear of the original structure, creating additional living space while maintaining the building's essential traditional character. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers, supervisory personnel, and their families drawn to the community's new industrial opportunities.

The building features a side-gabled main roof constructed with asphalt shingles in a medium gray color that provides visual weight and traditional character appropriate to the Colonial Revival style. Multiple gabled dormers project from the roof slopes, providing natural light and usable space for upper-level rooms while maintaining the building's efficient use of space that characterized residential construction during the 1920s. The dormers appear to include both original elements and possible later additions that reflect the building's evolution over time while maintaining compatibility with the traditional styling. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional character.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and architectural preferences that characterized residential development serving Flat Rock's emerging industrial workforce during the mid-1920s. The upper portions of the building are clad in wood shingles painted in a dark color that creates the traditional New England colonial appearance valued in Colonial Revival design. The lower portions appear to feature different material treatment that may reflect either original design variation or subsequent modifications. This material combination creates visual interest and demonstrates the construction approaches that characterized quality residential development during the early phase of the Late Period of Significance.

The window arrangement demonstrates the characteristic Colonial Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the expanded floor plan. The windows appear to be double-hung sash units arranged in various configurations that reflect both original design and possible subsequent modifications to serve evolving family needs. A prominent enclosed porch or sunroom addition features extensive glazing that creates strong visual connection to the surrounding landscape while providing additional interior space. The fenestration pattern reflects the adaptation of colonial design principles for early 20th-century family living while maintaining traditional architectural character.

The main entrance appears to be positioned to maintain Colonial Revival tradition while accommodating the building's evolution and additions over time. The entrance configuration includes what appears to be a small covered entry area that provides weather protection while maintaining the traditional character that distinguished Colonial Revival houses from more informal residential styles. The entrance treatment reflects the formal character that appealed to families seeking substantial housing that reflected their professional status within the emerging suburban-industrial community.

The building incorporates substantial additions that demonstrate the evolution of the property to serve changing family needs while maintaining compatibility with the original traditional styling. A large enclosed porch or sunroom addition creates additional living space and demonstrates the indoor-outdoor integration that became valued in residential design. These modifications reflect the prosperity and stability that enabled residents to invest in property improvements while preserving the essential character that connected the building to its Colonial Revival heritage.

The property exhibits sophisticated suburban landscape characteristics with carefully developed stone retaining walls and ornamental plantings that create an elaborate landscape design reflecting substantial investment in property enhancement. The front yard includes maintained lawn areas and specimen plantings that provide landscape framework while demonstrating the maturation and prosperity that has characterized

the property's development over nearly a century. The landscape improvements reflect the continuing investment that has enhanced the property's suburban residential character.

The property includes well-developed site improvements and infrastructure that support suburban residential function while reflecting the evolution of the property over time. The overall site organization demonstrates the continuing residential investment that has maintained and enhanced the property's character throughout multiple decades of community development.

This 1.5 story, single family residence with matching single car garage is situated on Lot 98 in the Van Riper Sub. No. 1 and in 1941, the address was 29065 Evergreen St.[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 1930, William & Evaline Peternell were living at 532 Evergreen St., and William was employed as a Farmer for Sugar Beet Farm.[2] IN 1931, William Peternell owned lot 98 and the residence 29065 Evergreen.[3] In 1939, William & Evaline Peternell and family were living at 29065 Evergreen.[4] In 1940, William & Evaline Peternell and son were living at 29065 Evergreen St., and William was employed as a janitor for bank.[5] Willilam Peternell died on 10 March 1947.[6] In 1950, Evaline Peternell and Irving, her son resided at 29065 Evergreen; and Irving worked as a fieldman for a sugar beet farm.[7] Mr. Irving Peternell resided at 29065 Evergreen from 1959 through his death on 16 November 1971.[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.

The property at 29065 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and demonstrated the immediate success of the Village Industries model in attracting skilled workers and their families to Flat Rock during the initial phase of the Late Period of Significance (1920-1972).

Historical Significance Under Criterion A: Event

This 1925 Colonial Revival house represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center. The property embodies the residential construction that served the skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how the community responded to industrial development

[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.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 6, family 6, William & Evaline Peternell; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for William Peternell; original records held by Brownstown Township Historical Society.

[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, enumeration district (ED) 82-1, sheet 2A, dwelling 27, for William & Evaline Peternell and son ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; United States. National Archives and Records Administration.

[6] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-MTP : Thu Mar 07 09:11:47 UTC 2024), Entry for William Peternell and Gotlieb Peternell, 10 Mar 1947.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 457, for Evaline Peternell and son Irving; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multivolume) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **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.

through quality housing construction that reflected middle-class aspirations and traditional architectural preferences. **The dwelling reflects the housing solutions that served Flat Rock's emerging industrial workforce during 1925, just three years after Henry Ford's Village Industries program had initiated the community's transformation and when the success of the industrial model was attracting skilled workers and supervisory personnel who sought substantial residential accommodations that reflected traditional architectural values and professional status.**

The adoption of Colonial Revival design demonstrates how Flat Rock's early residential development embraced established architectural forms that conveyed stability, traditional values, and middle-class respectability while serving the families attracted by the employment opportunities that Ford's Village Industries program had created. The property represents the initial residential investment that characterized Flat Rock's evolution during the early phase of the Late Period of Significance, showing how the community's industrial foundation immediately enabled residents to invest in quality housing that reflected traditional architectural preferences and social aspirations. **The 1925 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that attracted and retained the skilled workforce necessary for industrial operations.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought substantial residential accommodations that reflected their professional status and family aspirations within the emerging suburban-industrial community. The Colonial Revival design provided the formal, traditional character that appealed to skilled workers and supervisory personnel while offering the space and amenities that reflected the prosperity that industrial employment provided during the mid-1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance, despite modifications that reflect the building's evolution over time.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting with sophisticated landscaping preserves the community planning patterns that characterized the initial suburban-industrial development while demonstrating the property's continued enhancement over time.

Design: The property exhibits good design integrity in its Colonial Revival characteristics, including the one-and-one-half story massing, side-gabled roof, traditional proportions, and formal composition that distinguished quality residential construction during the mid-1920s, despite additions that reflect the building's evolution. **The building maintains the essential Colonial Revival design characteristics that made it representative of the substantial residential architecture that served Flat Rock's skilled workforce during the early phase of the Late Period of Significance.**

Materials: The building appears to maintain its distinctive material character with wood shingle construction and traditional architectural elements, though some materials may have been updated over time. The essential material qualities continue to convey the traditional character and construction approaches that characterized quality residential development during the mid-1920s.

Workmanship: The Colonial Revival construction and architectural details demonstrate the building techniques that had evolved to serve middle-class families attracted by Ford's Village Industries program, with evidence of both original craftsmanship and subsequent improvements that reflect the property's continuing enhancement.

Setting: The suburban residential context with sophisticated landscape development maintains and enhances the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that represented the initial success of Henry Ford's Village Industries model while reflecting the continuing prosperity that enabled property enhancement.**

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the community's initial transformation through Henry Ford's Village Industries program while demonstrating the continuing prosperity that enabled property improvement and enhancement over time.

Colonial Revival Development and Early Industrial Success

The property's role in representing the early residential response to Henry Ford's Village Industries program makes it a valuable contributor to the district's ability to convey the immediate success of the industrial transformation that initiated the Late Period of Significance. The building demonstrates how Flat Rock attracted skilled workers and their families through quality residential development that reflected traditional architectural values and middle-class aspirations while supporting the industrial operations that defined the community's new character. The continuing property enhancement demonstrates the long-term prosperity and stability that the Village Industries model provided.

The Colonial Revival design reflects the architectural preferences of skilled workers and supervisory personnel who were attracted by the employment opportunities that Ford's Village Industries program provided, showing how the community's early residential development served families who sought substantial housing that reflected their professional status and preference for traditional architectural character within the emerging suburban-industrial community.

The property at 29065 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in attracting skilled workers and transforming Flat Rock from rural agricultural community to emerging suburban-industrial center during the initial phase of the Late Period of Significance (1920-1972). The building maintains good integrity despite modifications and contributes to the district's representation of the community's early transformation through industrial development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0098_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29115 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0100_000 Lots 100 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0933149	Long: -83.2818066			
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	Bungalow (catalog likely)	
Building Form	1.5 story rectilinear	
Roof Form	Side gabled	
Roof Materials	Asphalt	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double hung	
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 & 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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29115 Evergreen						
Historic/Original Owner	Lee & Linwood Parshall						
Historic Building Use	Single family residence						
Current Building Use	Single family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence presents as a one-and-one-half story bungalow that exemplifies the popular residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration and prominent front-facing gabled dormer that creates the informal, welcoming appearance that defined bungalow design during this period. A substantial covered front porch extends across much of the facade, creating outdoor living space and the horizontal emphasis that characterized bungalow architecture. The structure demonstrates the practical, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's new industrial opportunities.

The building exhibits several characteristics that suggest it may be a catalog kit home from companies such as Sears, Montgomery Ward, or other mail-order suppliers that were popular during the 1920s. The standardized proportions, straightforward construction details, and efficient floor plan organization reflect the design principles that characterized catalog homes during this period. The combination of practical bungalow styling with simplified construction methods suggests the economical building approaches that made catalog homes attractive to middle-class families seeking quality housing at reasonable cost. The architectural details and overall composition are consistent with catalog home designs that were widely available during the mid-1920s and would have appealed to Flat Rock's emerging workforce.

The building features a side-gabled main roof with a prominent front-facing gabled dormer that provides natural light and usable space for upper-level rooms while creating architectural interest and the informal character valued in bungalow design. The roof is constructed with asphalt shingles that provide practical weather protection while reflecting the construction standards of the mid-1920s. A brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that balances the horizontal emphasis of the bungalow design. The roof configuration demonstrates the efficient use of space and straightforward construction that characterized both bungalow architecture and catalog home design during this period.

The exterior walls are clad in light colored vinyl siding. The consistent material treatment across all wall surfaces demonstrates the simplified construction approaches that characterized both bungalow architecture and catalog home construction, making quality residential design accessible to middle-class families.

The window arrangement demonstrates the characteristic bungalow emphasis on natural light and informal compositions, designed to create comfortable interior spaces while maintaining visual connection to the surrounding neighborhood. The windows appear to be double-hung sash units with dark shutters that provide color contrast and enhance the traditional residential character. The front dormer contains windows that maximize natural light for upper-level spaces while maintaining the proportions and styling appropriate to bungalow design. The fenestration pattern reflects the practical considerations that characterized both bungalow architecture and catalog home design during the mid-1920s.

The main entrance is positioned within the covered front porch that extends across a significant portion of the facade, creating the welcoming outdoor living space that defined bungalow architecture. The porch is supported by columns that appear to be simplified classical elements, reflecting the accessible interpretation of architectural traditions that characterized bungalow design. The porch railing and trim elements demonstrate the practical construction details that made bungalows attractive to middle-class families while providing the architectural character that distinguished quality residential construction from more modest housing options.

The property exhibits mature suburban landscape characteristics with maintained lawn areas and foundation plantings that integrate the building with its residential setting.

This one-story, single family residence with matching single car garage is situated on Lot 100 in the Van Riper Sub. No. 1 and in 1941, the address was 29115 Evergreen 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 1930, Lee & Linwood Parshell were living at 522 Evergreen St., and Lee was employed as a Fireman for the Railroad.[2] Lee Parshall owned lot 100 in Van Riper Sub No. 1 in 1939.[3]

In 1939, Harvey & May Sites were living at 29115 Evergreen.[4] In 1940, William & Mary Sites were living at 29115 Evergreen St., and William was employed as a car inspector for the steam railroad.[5] In 1942, Otto Brick owned lot 100 in the Van Riper Sub. No. 1.[6]

In 1950, Marley A. & Lilly Kelley resided at 29115 Evergreen; and Marley worked as locamotive engineer at the railroad.[7]

"Lou Simpson my second grade teacher resided here with her husband and daughter Diane, in the 50's.There was a field next to their house at that time."[8] In 1953, Roy Simpson resided at 29115 Evergreen St.[9] In 1971, Roy Simpson resided at 29115 Evergreen St.[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 property at 29115 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and its potential significance as a catalog kit home that demonstrated the accessible housing solutions available to Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1926 Bungalow represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center. The property embodies the residential construction that served the skilled and semi-skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how the community responded to industrial development through accessible housing construction that reflected middle-class aspirations and practical architectural preferences. **The dwelling reflects the housing solutions that served Flat Rock's emerging industrial workforce during 1926, four years after Henry Ford's Village Industries program had initiated the community's transformation and when the success of the industrial model was attracting workers who sought quality residential accommodations that combined architectural character with economic accessibility.**

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[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 6, family 6,Lee & Linwood Parshall ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 191, entry for Lee Parshell; original records held by Brownstown Township Historical Society.

[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, enumeration district (ED) 82-1, sheet 2A, dwelling 26, family ,William & Mary Sites ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79; accessed 27 July 2025), FHL# 005461710 Image 7 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision, vol. 3, pg. 630, entry for Otto Brick; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 78, dwelling 464, for Marley A. & Lilly Kelley; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[8] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[9] "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.

[10] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The potential identification of this building as a catalog kit home adds additional historical significance, as it would represent the mass-produced housing solutions that enabled rapid residential development in emerging suburban-industrial communities during the 1920s. Catalog homes provided architectural quality and construction efficiency that made homeownership accessible to skilled and semi-skilled workers, demonstrating the democratization of quality housing design that characterized American residential development during this period. **The 1926 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that provided accessible housing solutions for the diverse workforce necessary for industrial operations.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought practical residential accommodations that combined architectural character with affordability within the emerging suburban-industrial community. The bungalow design provided the informal, family-oriented living arrangements that appealed to middle-class families while offering the architectural character and modern conveniences that reflected contemporary residential preferences during the mid-1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported diverse housing types.

Design: The property exhibits good design integrity in its bungalow characteristics, including the one-and-one-half story massing, side-gabled roof with front dormer, covered front porch, and horizontal emphasis that distinguished quality residential construction during the mid-1920s. **The building maintains the essential bungalow design characteristics that made it representative of the accessible residential architecture that served Flat Rock's emerging workforce, with potential additional significance as a catalog home that demonstrated mass-produced housing solutions during the early phase of the Late Period of Significance.**

Materials: The building maintains its wood siding construction and traditional architectural elements that demonstrate the construction approaches that characterized bungalow development during the mid-1920s. The materials preserve the honest expression of construction and practical character that reflected the standards appropriate to housing that served Flat Rock's diverse workforce.

Workmanship: The bungalow construction demonstrates the building techniques that had evolved to serve middle-class families attracted by Ford's Village Industries program, reflecting construction standards that balanced quality with accessibility during the early phase of industrial development.

Setting: The suburban residential context maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that represented the initial success of Henry Ford's Village Industries model in attracting diverse workers and their families to the community.**

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the community's initial transformation through Henry Ford's Village Industries program while preserving its connection to the accessible housing solutions that served the emerging workforce.

The property's role in representing the early residential response to Henry Ford's Village Industries program makes it a valuable contributor to the district's ability to convey the accessible housing solutions that enabled rapid community development during the initial phase of the Late Period of Significance. The building demonstrates how Flat Rock attracted diverse workers through practical residential development that combined architectural character with economic accessibility while supporting the industrial operations that defined the community's new character. If confirmed as a catalog home, the property would provide additional

significance as an example of the mass-produced housing solutions that enabled rapid suburban development during the 1920s.

The bungalow design reflects the architectural preferences of skilled and semi-skilled workers who were attracted by the employment opportunities that Ford's Village Industries program provided, showing how the community's early residential development served families who sought quality housing that balanced architectural character with practical accessibility within the emerging suburban-industrial community.

The property at 29115 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model and its potential significance as a catalog kit home that provided accessible housing solutions for Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1972). The building maintains good integrity and contributes to the district's representation of the community's early transformation through industrial development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0100_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29123 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0101_000 Lots 101 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0931776	Long: -83.2818053			
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	1943
Architectural Style	Minimal Traditional
Building Form	1.5 story rectilinear
Roof Form	Front dormer, side gable
Roof Materials	asphalt
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick
Window Materials	Wood
Window Type	Double hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 detached garage; 1 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 & 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	29123 Evergreen						
Historic/Original Owner	Joseph & Bertha Mayette						
Historic Building Use	Single family residence						
Current Building Use	Single family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	25 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 presents as a one-and-one-half story minimal traditional house that exemplifies the streamlined residential architecture of the early 1940s, representing the pre-war residential development that served Flat Rock's growing suburban-industrial community during the mature phase of the Late Period of Significance. The building exhibits a compact, rectangular massing with a front-facing gabled roof configuration that creates the simplified, efficient appearance that defined minimal traditional design during this period. A distinctive combination of brick and white siding materials creates visual interest while demonstrating the material economy that characterized wartime construction considerations. The structure demonstrates the practical, economical residential architecture that attracted families to Flat Rock who sought quality housing during the pre-war period when material conservation and construction efficiency had become important considerations.

The building exhibits characteristics that suggest it may be a catalog kit home, though the catalog home industry had significantly declined by 1941 from its 1920s peak. The standardized proportions, efficient floor plan organization, and combination of materials reflect design principles that characterized later catalog homes adapted for pre-war construction considerations. The minimal traditional styling with its emphasis on functional efficiency over decorative elements aligns with catalog home design philosophy during the early 1940s, when remaining companies focused on providing practical housing solutions that maximized value while accommodating material availability constraints and construction efficiency requirements.

The building features a front-facing gabled main roof constructed with asphalt shingles that provides practical weather protection while maintaining the simplified rooflines that characterized minimal traditional construction during the early 1940s. The roof exhibits minimal eaves and straightforward construction details that reflect both the material conservation considerations of pre-war building and the economic efficiency that influenced residential development serving Flat Rock's industrial workforce. A brick chimney rises from the roof, serving functional heating requirements while providing vertical accent that balances the building's horizontal emphasis.

The exterior walls demonstrate a sophisticated combination of materials that reflects both aesthetic preferences and practical construction considerations of the early 1940s. The primary walls feature red brick construction that provides substantial appearance, durability, and the honest expression of materials valued in quality residential construction. A distinctive white-painted gabled section creates visual contrast and architectural interest while potentially reflecting either original design variation or the use of different materials for economic efficiency. This material combination demonstrates the construction approaches that characterized residential development during the pre-war period, when builders sought to balance quality appearance with material economy and construction efficiency.

The window arrangement demonstrates the functional approach to fenestration that characterized minimal traditional design during the early 1940s, with double-hung sash units arranged to provide adequate natural light while minimizing construction complexity and material requirements. The windows appear to be arranged in symmetrical patterns that reflect the orderly, efficient design principles valued in minimal traditional architecture. The fenestration pattern demonstrates the practical considerations that characterized housing designed to serve working families seeking quality residential accommodations that balanced architectural character with economic accessibility.

The main entrance is positioned centrally within a small covered entry area that provides weather protection while maintaining the simplified construction approaches that characterized minimal traditional design during the early 1940s. The entrance configuration includes concrete steps that lead to the entry, demonstrating the practical solutions that characterized residential construction during this period. The entrance treatment reflects the balance between functional requirements and simplified architectural character that distinguished minimal traditional houses from more elaborate residential styles.

The property exhibits well-maintained suburban landscape characteristics with a front lawn that provides appropriate setback from Evergreen Street while allowing the building's architectural character to be appreciated within the residential context. Decorative landscape elements and mature plantings integrate the building with its suburban setting while reflecting contemporary landscape preferences. The site organization demonstrates the efficient land use and practical development patterns that characterized residential construction serving Flat Rock's workforce during the early 1940s.

The property appears to include basic residential infrastructure that supports suburban function while reflecting the simplified development approaches that characterized pre-war construction. The overall site organization demonstrates the efficient planning and modest scale that characterized residential development during the challenging pre-war period when economic considerations influenced all aspects of suburban construction.

History of the Resource

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

In 1950, Joseph & Bertha Mayette and their children resided at 29123 Evergreen; and Joseph worked as the manager & operator of a local variety store.[1] In 1953, Joseph Mayette resided at 29123 Evergreen St.[2] "The Mayette family lived here in the late forties and fifties and they also owned the dime store on Telegraph Road."[3] In 1971, Joseph Mayette resided at 29123 Evergreen St.[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 house represents the pre-war residential development that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock despite the challenging economic and material conditions that characterized the early 1940s. The property embodies the residential construction that served families attracted by the stable industrial employment that Flat Rock's established industrial base continued to provide during the pre-war period, when many communities experienced uncertainty due to approaching wartime conditions. The dwelling reflects the housing solutions that served Flat Rock's workforce during 1941, when the community had achieved mature suburban-industrial character and was providing accessible housing options that combined architectural quality with economic efficiency while maintaining the employment stability that attracted families seeking secure residential investment during the uncertain pre-war period.

The potential identification of this building as a catalog kit home adds historical significance, as it would represent the later phase of mass-produced housing solutions that continued to serve suburban communities during the early 1940s, when the catalog home industry had adapted to changing economic conditions and material availability. If confirmed as a catalog home, the property would demonstrate the persistence of accessible housing solutions that enabled homeownership for working families during a challenging period in American residential development. The 1941 construction date places this property within the mature pre-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated nearly two decades of sustained growth following Henry Ford's Village Industries establishment and was continuing to provide housing solutions that served diverse economic needs while maintaining the suburban-industrial character that defined the community.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought practical residential accommodations that balanced architectural character with affordability within the established suburban-industrial community. The minimal traditional design provided the efficient, family-

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 456, for Joseph & Bertha Mayette and children; NARA Identifier #306578863; imaged, FamilySearch (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[2] "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.

[3] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

oriented living arrangements that appealed to working families while offering the modern conveniences and simplified maintenance that reflected wartime consideration for material and labor economy.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's pre-war residential development during the mature phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized pre-war residential development while maintaining the residential context that supported diverse housing types serving the industrial workforce.

Design: The property exhibits good design integrity in its minimal traditional characteristics, including the one-and-one-half story massing, front-facing gabled roof, material combination, and simplified construction details that distinguished economical residential construction during the early 1940s. The building maintains the essential minimal traditional design characteristics that made it representative of the pre-war residential architecture that served Flat Rock's workforce, with potential additional significance as a catalog home that demonstrated persistent accessible housing solutions during the challenging early 1940s.

Materials: The building maintains its distinctive combination of brick and siding materials that demonstrate the construction approaches that characterized pre-war residential development. The materials preserve the balance between quality appearance and economic efficiency that reflected the standards appropriate to housing that served working families during the challenging pre-war period.

Workmanship: The minimal traditional construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the pre-war phase of the Late Period of Significance, reflecting construction standards that balanced quality with the economic and material considerations that influenced residential building during the early 1940s.

Setting: The suburban residential context maintains the community character that characterized Flat Rock's continued development during the challenging pre-war period. The setting demonstrates the stable suburban character that provided the foundation for continued housing investment despite the economic uncertainties that affected many communities during the early 1940s.

Feeling and Association: The property conveys the pre-war suburban character that characterized Flat Rock's continued residential development during the early 1940s, maintaining associative connections to the community's stability and persistence while preserving its connection to the industrial employment foundation that sustained housing demand throughout challenging periods.

Minimal Traditional Development and Pre-War Housing Solutions

The property's role in representing the pre-war residential development that demonstrated Flat Rock's continued stability and housing accessibility during the challenging early 1940s makes it a valuable contributor to the district's ability to convey the community resilience that emerged from the sustained success of Henry Ford's Village Industries model. The building demonstrates how Flat Rock continued to attract working families through practical residential development that balanced architectural character with economic efficiency while maintaining the community's suburban-industrial stability. If confirmed as a catalog home, the property would provide additional significance as an example of the persistence of accessible housing solutions during the later phase of the catalog home era.

The minimal traditional design reflects the practical housing preferences that characterized residential development during the pre-war period, showing how Flat Rock's building sector adapted to challenging conditions while maintaining the quality residential options that continued to serve the community's diverse workforce throughout the Late Period of Significance.

The property at 29123 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the pre-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and its potential significance as a catalog kit home that provided accessible housing solutions during the mature phase of the Late Period of Significance (1922-1972). The building maintains good integrity and contributes to the district's representation of the community's persistence and adaptability throughout challenging periods.

For SHPO compliance, this property should be documented as a contributing resource that represents the pre-war resilience phase of the district's development, with additional research recommended to confirm potential

catalog home status that would enhance its significance as an example of persistent accessible housing solutions during the challenging early 1940s phase of the Late Period of Significance. The property exemplifies the practical housing solutions that served Flat Rock's workforce during the period when the community's established industrial foundation provided sufficient stability to sustain residential development despite the economic and material challenges that characterized the pre-war period, showing how the community's suburban-industrial character enabled continued growth throughout all phases 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0101_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29133 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0102_000 Lots 102 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093023		Long: -83.281900		
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	1926
Architectural Style	Bungalow
Building Form	1 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double hung
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	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 ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	29133 Evergreen
Historic/Original Owner	Levi & Marie Ritchie
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	

Survey Date	15 Sep 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 presents as a single-story bungalow that exemplifies the popular residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a front-facing gabled roof configuration and prominent covered front porch that creates the informal, welcoming appearance that defined bungalow design during this period. The structure demonstrates the practical, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's new industrial opportunities. The building's proportions, construction details, and overall design composition strongly suggest it is a catalog kit home from the mid-1920s.

This building exhibits numerous characteristics that strongly indicate it is a catalog kit home from companies such as Sears, Montgomery Ward, Aladdin, or other mail-order suppliers that were at their peak during the 1920s. The standardized proportions, efficient floor plan organization, simplified construction details, and characteristic bungalow styling reflect the design principles that catalog home companies used to provide quality residential architecture at affordable prices. The front-facing gabled roof with prominent porch, the window arrangement, and the overall composition are consistent with popular catalog home models that were widely marketed during the mid-1920s. The building demonstrates the mass-produced housing solutions that enabled rapid residential development in emerging suburban-industrial communities while making homeownership accessible to skilled and semi-skilled workers.

The building features a front-facing gabled main roof constructed with asphalt shingles that creates the prominent, welcoming appearance characteristic of bungalow design and catalog home styling. The roof configuration includes exposed rafter ends and simple trim details that reflect the Arts and Crafts influences adapted for catalog home construction, providing architectural character through honest expression of construction elements rather than applied decoration. The roof design demonstrates the efficient use of materials and straightforward construction methods that made catalog homes economical while maintaining architectural quality appealing to middle-class families.

The exterior walls are clad in horizontal vinyl siding painted in a light color that reflects the traditional material choices and practical construction approaches that characterized both bungalow architecture and catalog home construction during the mid-1920s.

The window arrangement demonstrates the systematic approach to fenestration that characterized catalog home design, with double-hung sash windows arranged in patterns that balanced natural light requirements with construction efficiency and cost considerations. The windows appear to be standard sizes and configurations that were commonly available through catalog home suppliers, reflecting the economies of scale that made catalog homes affordable while maintaining architectural quality. These are likely replacement windows.

The prominent covered front porch extends across the front facade, creating the welcoming outdoor living space that was a signature feature of bungalow design and a popular element in catalog home marketing. The porch is supported by columns that appear to be simplified classical elements typical of catalog home construction, providing architectural character through standardized components that could be easily manufactured and shipped. The porch design demonstrates the balance between architectural quality and construction economy that made catalog homes attractive to middle-class families seeking both homeownership and residential character.

The building incorporates contemporary modifications including updated porch railings, steps, and foundation treatments that reflect the building's continuing residential use and maintenance over nearly a century. These updates demonstrate the adaptability of catalog home construction while preserving the essential architectural character that defines the building's historical significance.

This one-story, single-family residence with matching one-car garage is situated on Lot 102 in the Van Riper Sub. No. 1 and in 1941, the address was 29133 Evergreen 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 1930, Levi & Marie Ritchie were living at 512 Evergreen St., and Levi was employed as an Electrician for Residential Construction.[2] Levi Ritchie owned lot 102 inn the George Van Riper Sub. No. 2 in 1931.[3] In 1940, Levi & Marie Ritchie and family were living at 29133 Evergreen St., and Levi was employed as an electrician for local electrical business.[4] In 1950, Levi & Marie Ritchie and their children resided at 29133 Evergreen; and Levi worked as an electrician at the electric power plant.[5] The Ritchie Family resided at 29133 Evergreen from 1959 through 1971.[6]

"My grandparents Levi Oliver and Marie Ritchie resided here from 1930s until Marie's death on July 4, 1986. In the back yard there were many cherry trees and grape vines were plentiful. My parents William and Iris Ritchie resided in a basement apartment there after their 1944 marriage."[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 29133 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and its significance as a catalog kit home that demonstrated the accessible housing solutions available to Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1975).

This 1926 catalog kit home represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center through accessible housing solutions that enabled rapid community growth. The property embodies the mass-produced residential construction that served the skilled and semi-skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how catalog homes provided practical housing solutions that combined architectural quality with economic accessibility. **The dwelling reflects the democratization of homeownership that served Flat Rock's emerging industrial workforce during 1926, four years after Henry Ford's Village Industries program had initiated the community's transformation and when catalog homes provided essential housing solutions that enabled rapid residential development for workers seeking quality residential accommodations at affordable prices.**

The significance of this property as a catalog kit home demonstrates the role of mass-produced housing in enabling rapid suburban development that supported industrial growth during the 1920s. Catalog homes represented a revolution in American residential construction, making quality architectural design and modern conveniences accessible to working families while enabling the rapid development of suburban communities that supported industrial expansion. **The 1926 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that utilized innovative housing solutions, including catalog homes that provided accessible homeownership opportunities for the diverse workforce necessary for industrial operations.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought practical residential accommodations that combined architectural quality with affordability within the emerging suburban-industrial community. The catalog home

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[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 7, family 7,Levi & Marie Ritchie ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for Levi Ritchie; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 25, for Levie & Marie Ritchie ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 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 43, dwelling 455, for Levi & Marie Ritchie and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multivolume) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

provided the efficient, family-oriented living arrangements that appealed to skilled and semi-skilled workers while offering the modern conveniences and architectural character that reflected contemporary residential preferences during the mid-1920s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as a catalog kit home that served Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance, despite contemporary updates that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported catalog home construction.

Design: The property exhibits good design integrity in its bungalow characteristics, including the single-story massing, front-facing gabled roof, covered front porch, and standardized proportions 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 enabled rapid residential development in Flat Rock, demonstrating the accessible homeownership opportunities that supported the community's early suburban-industrial growth.**

Materials: **FAIR to GOOD** - The property retains its original form, massing, and overall design character. While the original exterior materials have been replaced with vinyl siding and some windows have been updated, these alterations maintain the building's historic proportions, fenestration patterns, and architectural character. The replacement materials are compatible in scale and appearance with the property's bungalow design. All other character-defining features including roof form, foundation, entrance treatment, remain intact and contribute to the property's ability to convey its historical significance within the district context.

Workmanship: The bungalow construction demonstrates the standardized building techniques that characterized catalog home construction, reflecting the quality control and construction efficiency that made catalog homes attractive to working families while enabling rapid residential development.

Setting: The suburban residential context maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that was enabled by catalog homes and other accessible housing solutions that supported rapid community development following Henry Ford's Village Industries establishment.**

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the democratization of homeownership and the mass-produced housing solutions that enabled rapid community growth while preserving its connection to the accessible housing that served the emerging workforce.

The property's significance as a catalog kit home makes it a particularly valuable contributor to the district's ability to convey the innovative housing solutions that enabled rapid residential development during the initial phase of the Late Period of Significance. The building demonstrates how catalog homes provided essential housing solutions that combined architectural quality with economic accessibility, enabling working families to achieve homeownership while supporting the rapid community development necessary for industrial success. The catalog home represents the democratization of quality residential design and the mass production techniques that revolutionized American housing during the 1920s.

The property at 29133 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early 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 for Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1975). The building maintains good integrity despite contemporary updates and contributes significantly to the district's representation of the community's early transformation through industrial development 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0102_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29143 Evergreen (508 Evergreen)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0103_000 Lots 103 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0929032		Long: -83.2818028		
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	Craftsman-style bungalow	
Building Form	1.5 story rectilinear	
Roof Form	Catslide w/Front dormer	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick/Aluminum Siding Accents	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Slide	
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 & 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 ☒ Door/Windows	Moved ☐	Date(s):		
Current/Common Name	29143 Evergreen					
Historic/Original Owner	Henry & Anna Sampson					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence presents as a one-and-one-half story Craftsman bungalow that exemplifies the popular residential architecture of the mid-1920s, representing the early phase of residential development that responded to Henry Ford's establishment of the Village Industries program in Flat Rock. The building exhibits the characteristic rectangular massing with a front-facing gabled roof configuration and prominent covered front porch that creates the welcoming, horizontal appearance that defined Craftsman bungalow design during this period. A distinctive front-facing gabled dormer projects from the main roof, providing natural light and usable space for upper-level rooms while creating architectural interest. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the initial years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's new industrial opportunities.

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 at their peak during the 1920s. The standardized proportions, distinctive combination of brick and wood siding materials, efficient floor plan organization with prominent porch, and characteristic Craftsman styling reflect the design principles that catalog home companies used to provide quality residential architecture at accessible prices. The substantial brick foundation walls with wood siding upper portions, the specific window configurations, and the overall composition are consistent with popular catalog home models that were widely marketed to middle-class families during the mid-1920s. The building demonstrates the mass-produced housing solutions that enabled rapid residential development in emerging suburban-industrial communities while making quality homeownership accessible to skilled workers.

The building features a front-facing gabled main roof with a prominent front-facing gabled dormer that creates architectural interest and provides additional interior space characteristic of Craftsman bungalow design. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the substantial appearance valued in quality residential construction. The roof configuration includes moderate eaves with exposed rafter ends that reflect the Arts and Crafts influences adapted for catalog home construction, providing architectural character through honest expression of construction elements. The roof design demonstrates the efficient use of materials and straightforward construction methods that made catalog homes economical while maintaining the architectural quality that appealed to middle-class families.

The exterior walls demonstrate a sophisticated combination of materials that reflects both the quality construction standards and the practical considerations that characterized catalog home design during the mid-1920s. The lower portion features substantial red brick construction that provides durability, thermal mass, and the honest expression of materials valued in Craftsman design philosophy. The upper portions are clad in horizontal wood siding painted in a light color that creates visual contrast while demonstrating the material economy that made catalog homes accessible to working families. This distinctive material combination was a popular feature in catalog home design, providing the substantial appearance of masonry construction while utilizing wood frame construction for economy and ease of assembly.

Windows are slide-by replacement windows and appear to be standard sizes. The fenestration pattern demonstrates the practical design principles that catalog companies used to create attractive, functional homes through standardized components and efficient construction methods.

The prominent covered front porch extends across the front facade, creating the welcoming outdoor living space that was a signature feature of Craftsman bungalow design and a popular element in catalog home marketing. The porch appears to be supported by substantial columns or piers that reflect the Craftsman emphasis on solid construction and honest expression of structural elements. The porch design demonstrates the balance between architectural quality and construction economy that made catalog homes attractive to middle-class families seeking both homeownership and residential character that reflected contemporary design preferences.

The building incorporates contemporary updates including what appears to be updated entrance elements and possible window replacements that reflect the building's continuing residential use and maintenance over nearly a century. These updates demonstrate the adaptability of catalog home construction while preserving the essential material character and architectural composition that defines the building's historical significance.

The property exhibits well-maintained suburban landscape characteristics with foundation plantings and maintained lawn areas that integrate the building with its residential setting. The landscape development reflects the continuing investment in property enhancement that demonstrates the long-term viability and appeal of catalog home construction within suburban neighborhoods.

This 1.5 story, single family frame residence with matching single car garage is situated on Lot 103 in the Van Riper Sub. No. 1 and in 1941, the address was **29149** Evergreen St.[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 1927, Henry Sampson owned lot 103 of the Van Riper Subdivision No. 1; and the house thereon, 508 Evergreen St.[2] In 1930, Anna Sampson, a recent widow, was living at 508 Evergreen St.[3] Her husband Henry Sampson, had just passed away on 30 March 1930 from pneumonia, he had been employed by Ford as the Foundry Foreman, he was just 40 years old.[4] In 1931, Henry Sampson (estate) owned lot 103 in Van Riper Sub No. 1 and the residence thereon.[5]

Ernest G. Hall purchased lot 103 in the Van Riper Sub. No. 1 in 1939.[6] Jesse & Carrie Van Riper and family were living at 29143 Evergreen in 1939.[7] In 1940, Jesse & Carrie Van Riper were living at 29143 Evergreen St., and employed as a field representative for the state administrator.[8] In 1950, Hattie Mark and family resided at 29143 Evergreen; and Hattie worked as pipe fitter for a steel manufacturer.[9] "Al and Barb Irwin lived here in the 70's."[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 property at 29143 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early residential development that responded to Henry Ford's establishment of the Village Industries Headlamp Plant and its significance as a catalog kit home that demonstrated the accessible housing solutions available to Flat Rock's emerging industrial workforce during the initial phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for Henry Sampson; original records 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 12B, dwelling 256, family 280, for Anna Sampson; 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.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-WQH : Fri Mar 08 16:42:44 UTC 2024), entry for Henry E Sampson, 31 Mar 1930.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 118, entry for Henry Sampson; original records held by Brownstown Township Historical Society.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 192, entry for Ernest G. Hall; original records 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 24, Jesse & Carrie Van Riper; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image6 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 77, dwelling 454, for Hattie Mark and family; 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.

[10] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

This 1926 catalog kit home represents the early residential development that demonstrated the immediate success of Henry Ford's Village Industries model in transforming Flat Rock from a rural agricultural community into an emerging suburban-industrial center through innovative housing solutions that enabled rapid community growth. The property embodies the mass-produced residential construction that served the skilled workforce attracted by the employment opportunities created through the Headlamp Plant establishment in December 1922, showing how catalog homes provided essential housing solutions that combined Craftsman architectural quality with economic accessibility. The dwelling reflects the democratization of quality homeownership that served Flat Rock's emerging industrial workforce during 1926, four years after Henry Ford's Village Industries program had initiated the community's transformation and when catalog homes provided crucial housing solutions that enabled rapid residential development for skilled workers seeking substantial residential accommodations that reflected contemporary architectural preferences.

The significance of this property as a catalog kit home demonstrates the role of mass-produced housing in enabling rapid suburban development that supported industrial growth during the 1920s. Catalog homes represented a revolution in American residential construction, making quality Craftsman architectural design and modern conveniences accessible to working families while enabling the rapid development of suburban communities that supported industrial expansion. The 1926 construction date places this property within the crucial early phase of the Late Period of Significance, when Flat Rock was demonstrating the success of Henry Ford's Village Industries model through residential development that utilized innovative housing solutions, including catalog homes that provided accessible homeownership opportunities with substantial architectural character for the skilled workforce necessary for industrial operations.

The dwelling reflects the housing demand created by Henry Ford's Village Industries program, which had established employment opportunities that attracted workers who sought substantial residential accommodations that combined Craftsman architectural quality with practical accessibility within the emerging suburban-industrial community. The catalog home provided the efficient, family-oriented living arrangements that appealed to skilled workers while offering the modern conveniences and architectural character that reflected their professional status and contemporary residential preferences during the mid-1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as a catalog kit home that served Flat Rock's early residential development responding to Henry Ford's Village Industries program during the initial phase of the Late Period of Significance, despite contemporary updates that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the initial suburban-industrial development while maintaining the residential context that supported catalog home construction.

Design: The property exhibits good design integrity in its Craftsman bungalow characteristics, including the one-and-one-half story massing, front-facing gabled roof with dormer, covered front porch, and distinctive material combination that distinguished quality 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 enabled rapid residential development in Flat Rock, demonstrating the accessible homeownership opportunities that combined architectural quality with economic practicality.**

Materials: The building maintains its distinctive combination of brick and wood siding construction that demonstrates the sophisticated material approaches that characterized premium catalog home design during the mid-1920s, despite contemporary updates that reflect continuing maintenance and adaptation.

Workmanship: The Craftsman bungalow construction demonstrates the standardized building techniques and quality control that characterized catalog home construction, reflecting the construction efficiency and architectural quality that made catalog homes attractive to skilled workers while enabling rapid residential development.

Setting: The suburban residential context maintains the community character that emerged during the early phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center. **The setting demonstrates the early suburban character that was enabled by catalog homes and other accessible housing**

solutions that supported rapid community development following Henry Ford's Village Industries establishment.

Feeling and Association: The property conveys the early suburban-industrial character that characterized Flat Rock's residential development during the mid-1920s, maintaining associative connections to the democratization of quality homeownership and the mass-produced housing solutions that enabled rapid community growth while preserving its connection to the substantial housing that served the skilled workforce.

Catalog Home Development and Craftsman Architecture Significance

The property's significance as a catalog kit home with Craftsman architectural features makes it a particularly valuable contributor to the district's ability to convey the innovative housing solutions that enabled rapid residential development with architectural quality during the initial phase of the Late Period of Significance. The building demonstrates how catalog homes provided essential housing solutions that combined substantial Craftsman architectural character with economic accessibility, enabling skilled workers to achieve quality homeownership while supporting the rapid community development necessary for industrial success. The catalog home represents the democratization of quality residential design and the mass production techniques that revolutionized American housing during the 1920s.

The 1926 catalog home with its distinctive material combination and Craftsman styling demonstrates the housing innovation that supported Henry Ford's Village Industries program by providing practical residential solutions that attracted and retained the skilled workforce necessary for industrial operations, showing how mass-produced housing enabled the rapid suburban development that characterized successful industrial communities during the 1920s.

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_135_05_0103_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29155 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0104_000 Lots 104 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092766		Long: -83.2818015		
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	1929	
Architectural Style	Craftsman Bungalow (catalog home)	
Building Form	1-Story rectilinear	
Roof Form	Side gable, front dormer	
Roof Materials	Asphalt	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick	
Window Materials	Aluminum (replacement)	
Window Type	Double hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	(Garage integrated)	

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 & 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	29155 Evergreen						
Historic/Original Owner	Dr. Robert H. & Winifred Proud						
Historic Building Use	Single Family Residential						
Current Building Use	Single family resident						
Architect/Engineer/Designer	Sears "Honor Built" line						
Builder/Contractor							

Survey Date	25 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence presents as a single-story Craftsman bungalow that exemplifies the popular residential architecture of the late 1920s, representing the early phase of residential development that served Flat Rock's growing suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a prominent front-facing gabled roof configuration and extensive use of brick construction that creates the substantial, welcoming appearance that defined quality Craftsman bungalow design during this period. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families who had been drawn to the community's established industrial opportunities by the late 1920s.

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 continued to operate during the late 1920s. The standardized proportions, extensive brick construction, efficient floor plan organization, and characteristic Craftsman styling with prominent front gable and substantial masonry work reflect the design principles that catalog home companies used to provide quality residential architecture. The building's composition, material choices, and overall design approach are consistent with premium catalog home models that were marketed to middle-class families during the late 1920s. The substantial brick construction and Craftsman detailing suggest this may be from a higher-end catalog home line that emphasized quality materials and architectural character.

The building features a prominent front-facing gabled main roof constructed with asphalt shingles that creates the distinctive silhouette characteristic of Craftsman bungalow design. The roof configuration includes substantial eaves with what appears to be exposed rafter ends or brackets that reflect the Arts and Crafts influences that defined Craftsman architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that balances the horizontal emphasis of the bungalow design. The roof design demonstrates the architectural character and quality construction that distinguished premium residential development during the late 1920s.

The exterior walls are constructed primarily of red brick that provides substantial appearance, durability, and the honest expression of materials that was central to Craftsman design philosophy. The extensive use of brick construction creates visual weight and permanence while demonstrating the quality construction standards that characterized premium residential development serving Flat Rock's established industrial workforce during the late 1920s. The brick construction reflects both the prosperity that the community's industrial foundation had enabled by this period and the construction quality that distinguished substantial middle-class housing from more modest residential construction. The consistent brick treatment across all visible wall surfaces demonstrates the investment in quality materials that characterized premium residential construction during this period.

The window arrangement demonstrates the systematic approach to fenestration that characterized both Craftsman design and catalog home construction, with double-hung sash windows arranged in configurations that maximize natural light while maintaining the horizontal emphasis valued in bungalow design. The windows appear to include grouped configurations that create strong visual elements while reflecting the open planning concepts that characterized Craftsman interior design. The fenestration pattern demonstrates the balance between architectural character and practical function that distinguished quality residential construction during the late 1920s.

The main entrance appears to be positioned within a recessed or sheltered entry area that provides weather protection while maintaining the simplified construction approaches that characterized Craftsman design. The entrance configuration reflects the informal, welcoming character that made Craftsman bungalows popular with middle-class families while demonstrating the quality construction details that distinguished substantial residential architecture during the late 1920s.

The property exhibits mature suburban landscape characteristics with maintained lawn areas and mature trees that provide landscape framework while demonstrating the development of the residential neighborhood over nearly a century of continued investment. The front yard provides appropriate setback from Evergreen

Street while allowing the building's substantial brick construction and Craftsman character to be appreciated within the residential context.

This one-story, single family brick veneer residence with attached single car garage is situated on corner Lot 104 in the Van Riper Sub. No. 1 and in 1941, the address was 29155 Evergreen St.[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 July 1924, Dr. Robert Harvey Proud immigrated from Canada to the United States to intern at Henry Ford Hospital in Detroit.[2] In 1930, Dr. Robert A. & Winifred Proud resided at 502 Evergreen St., and Dr. Robert worked as a physician in private practice.[3] In 1940, Dr. Robert and Winifred Proud were living at 29155 Evergreen St., and Dr. Robert Proud was a local physician.[4] In 1950, Dr. Robert H. & Winifred Proud and daughter resided at 29155 Evergreen; and Dr. Robert worked as a local physician.[5] Dr. Proud died on 22 September 1965.[6] Mrs. Winifred Proud lived at the home until her death in April 1986.[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 1929 Craftsman bungalow represents the residential development that demonstrated the continued success and maturation of Henry Ford's Village Industries model in sustaining Flat Rock as an attractive suburban-industrial community during the prosperous late 1920s period. The property embodies the residential construction that served the established workforce that had been attracted by the stable employment opportunities created through the Headlamp Plant and subsequent industrial development, showing how the community's industrial foundation had enabled residents to invest in substantial housing that reflected both prosperity and architectural sophistication. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1929, seven years after Henry Ford's Village Industries program had initiated the community's transformation and when the sustained success of the industrial model had enabled residents to invest in quality residential construction that demonstrated both the community's stability and the prosperity that industrial employment provided.**

The potential identification of this building as a catalog kit home adds historical significance, as it would represent the continued role of mass-produced housing solutions in serving established suburban-industrial communities during the late 1920s, when catalog homes had evolved to offer premium models with substantial materials and architectural character. If confirmed as a catalog home, the property would demonstrate how mass-produced housing had adapted to serve the increasing prosperity and architectural sophistication expected by established suburban communities during the late 1920s. **The 1929 construction date places this property within the mature phase of Flat Rock's Late Period of Significance, when the community had demonstrated seven years of sustained growth following Henry Ford's Village Industries establishment and**

[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.

[2] "Michigan, Wayne, Detroit, Manifests of Arrivals at the Port of Detroit, 1906-1956", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K8M4-MRG : Thu Apr 10 18:44:38 UTC 2025), Entry for Robert H Proud, 22 Jul 1924.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 8, family 8, Dr. Robert A. & Winifred Proud; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 23, Dr. Robert & Winifred Proud; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 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 42, dwelling 453, for Dr. Robert & Winifred Proud and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[6] "United States, Deceased Physician File (AMA), 1864-1968", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:WZSW-HWZM : Mon Oct 07 21:14:16 UTC 2024), Entry for Robert Harvey Proud, 22 Sep 1965.

[7] https://www.findagrave.com/memorial/11309010/winifred-mary-proud

had achieved the stability and prosperity that enabled residents to invest in substantial residential construction that reflected both architectural quality and community maturation.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that reflected their established status within the mature suburban-industrial community. The Craftsman bungalow design with substantial brick construction provided the quality, permanent housing that appealed to established families while offering the architectural character and modern conveniences that reflected the prosperity and stability that characterized Flat Rock during the late 1920s.

Evaluation of Integrity

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's mature residential development during the late 1920s phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting with mature landscaping preserves the community planning patterns that characterized the continued residential development while maintaining the residential context that supported quality housing construction.

Design: The property exhibits good design integrity in its Craftsman bungalow characteristics, including the single-story massing, front-facing gabled roof, substantial brick construction, and Craftsman detailing that distinguished quality residential construction during the late 1920s. **The building maintains the essential Craftsman design characteristics that made it representative of the substantial residential architecture that served Flat Rock's established workforce, with potential additional significance as a catalog home that demonstrated the evolution of mass-produced housing toward premium architectural quality.**

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the quality construction approaches that characterized premium residential development during the late 1920s. The materials preserve the substantial character and architectural quality that reflected the prosperity and stability that the community's industrial foundation had enabled by this period.

Workmanship: The Craftsman bungalow construction with extensive brick work demonstrates the building techniques and quality standards that had evolved to serve Flat Rock's established workforce during the mature phase of the Late Period of Significance, reflecting construction quality appropriate to the community's continued prosperity and stability.

Setting: The suburban residential context with mature landscaping maintains the community character that demonstrated Flat Rock's successful establishment as a stable suburban-industrial center by the late 1920s. **The setting demonstrates the mature suburban character that represented the sustained effectiveness of Henry Ford's Village Industries model through seven years of community development.**

Feeling and Association: The property conveys the late 1920s suburban character that characterized Flat Rock's continued residential development, maintaining associative connections to the community's established suburban-industrial success while preserving its connection to the industrial employment foundation that had sustained development and enabled residential investment in substantial housing.

Craftsman Development and Late 1920s Community Maturation

The property's role in representing the late 1920s Craftsman residential development that demonstrated Flat Rock's continued success and community maturation makes it a valuable contributor to the district's ability to convey the sustained effectiveness of Henry Ford's Village Industries model throughout the Late Period of Significance. The building demonstrates how Flat Rock residents had achieved sufficient prosperity and stability to invest in substantial residential construction that reflected both architectural sophistication and the quality of life that the community's industrial foundation had enabled. If confirmed as a catalog home, the property would provide additional significance as an example of how mass-produced housing had evolved to serve the increasing expectations of established suburban communities.

The 1929 construction with substantial brick construction demonstrates the residential development that continued to serve workers who had been attracted by the long-term employment stability that Ford's Village Industries program and subsequent industrial development had created, showing how the community's industrial foundation had enabled sustained residential investment that reflected both prosperity and architectural quality during the late 1920s.

The property at 29155 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the late 1920s residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and its potential significance as a catalog kit home that provided quality housing solutions with substantial architectural character during the Late Period of Significance. The building maintains good integrity and contributes to the district's representation of the community's maturation and sustained prosperity throughout the Late 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_135_05_0104_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29305 Evergreen [456 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0105_000 Lots 105 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092487		Long: -83.281877		
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	Dutch Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable Gambrel	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Brick/Cement Block	
Window Materials	Aluminum (replacement)	
Window Type	Double Hung	
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; Social History; Architecture						
Period(s) of Significance	1927-1975 (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	29305 Evergreen						
Historic/Original Owner	Dr. Clarence & Elizabeth Ausum						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

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.

The residence presents as a two-story Dutch Colonial Revival house that exemplifies the traditional residential architecture of the mid-to-late 1920s, representing the early phase of residential development that served Flat Rock's growing suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration and symmetrical facade composition that creates the formal, traditional appearance that defined Dutch Colonial Revival design during this period. A single-story front porch with shed roof extends across a portion of the front facade, creating welcoming outdoor space while maintaining the building's formal colonial character. The structure demonstrates the substantial, middle-class residential architecture that attracted families to Flat Rock during the years following Ford's Headlamp Plant establishment in 1922, reflecting the housing preferences that served skilled workers and their families drawn to the community's established industrial opportunities.

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 at their peak during the 1920s. The standardized proportions, symmetrical facade composition, efficient two-story floor plan organization, and characteristic Dutch Colonial Revival styling with front porch reflect the design principles that catalog home companies used to provide traditional residential architecture at accessible prices. The building's overall composition, window arrangements, and architectural details are consistent with popular catalog home models that were widely marketed to middle-class families during the mid-1920s. The combination of formal Dutch Colonial Revival styling with practical construction details and standardized proportions demonstrates the mass-produced housing solutions that enabled rapid residential development while making quality homeownership accessible to skilled workers.

The building features a side-gabled main roof constructed with asphalt shingles that creates the traditional colonial silhouette characteristic of Dutch Colonial Revival design. The roof configuration includes moderate eaves and straightforward construction details that reflect the simplified approaches adapted for catalog home construction while maintaining traditional architectural character. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the colonial styling. The front porch features a shed roof that provides weather protection while maintaining compatibility with the main roof configuration.

The exterior walls are clad in aluminum siding that reflects the traditional color preferences and colonial styling that characterized Colonial Revival residential construction during the mid-1920s.

The window arrangement demonstrates the systematic approach to fenestration that characterized both Colonial Revival design and catalog home construction, with double-hung sash windows arranged in symmetrical patterns that create visual balance while maximizing natural light. The windows appear to include dark shutters that provide color contrast and enhance the traditional colonial character that made Colonial Revival houses appealing to middle-class families during the 1920s. The fenestration pattern reflects the standardized components and efficient construction methods that catalog companies used to create attractive, functional homes through mass-produced elements.

The main entrance is positioned centrally on the front facade, following Colonial Revival tradition of formal composition and symmetrical arrangement. The entrance is enhanced by a single-story front porch that extends across a portion of the facade, creating welcoming outdoor living space that was a popular feature in catalog home design during the 1920s. The porch appears to be supported by simplified columns that provide architectural character through standardized components while maintaining the traditional styling valued in Colonial Revival architecture. The porch design demonstrates the balance between formal architectural character and practical construction economy that made catalog homes attractive to working families.

The property retains its original form, massing, and overall design character. While the original exterior materials have been replaced with aluminum siding and some windows have been updated, these alterations maintain the building's historic proportions, fenestration patterns, and architectural character. The replacement materials are compatible in scale and appearance with the property's Colonial Revival design. All other character-defining features including roof form, foundation, and entrance treatment remain intact and contribute to the property's ability to convey its historical significance within the district context.

The building incorporates contemporary elements including decorative stars, updated porch furniture, and landscaping that reflect the building's continuing residential use and the owners' personal expression while preserving the essential architectural character that defines the building's historical significance.

The property exhibits well-maintained suburban landscape characteristics with foundation plantings, maintained lawn areas, and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over nearly a century. The landscape demonstrates the continuing investment in property enhancement that characterizes successful residential neighborhoods.

The property includes residential infrastructure that supports suburban living, with a detached garage that provides automobile accommodation while maintaining architectural compatibility with the traditional styling of the house.

This two-story, single-family residence with matching single car garage is situated on Lot 105 in the Van Riper Sub. No. 1 and in 1941, the address was 29305 Evergreen St.[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 1929, Dr. Clarence Dale & Elizabeth Ausum and family were living at 456 Evergreen.[2] In 1930, Dr. Clarence D. & Elizabeth Ausum were living at 456 Evergreen St., and employed as a local dentist.[3] In 1939, Dr. Clarence & Elizabeth Ausum and family were living at 29305 Evergreen.[4] In 1940, Dr. Clarence & Elizabeth Ausum and family were living at 29305 Evergreen St., and Dr. Clarence was employed as a doctor of Dentristy.[5] In 1950, Clarence & Elizabeth Ausum and family were living at 29305 Evergreen St., and Dr, Clarence was employed as a doctor for Dentristy.[6] Dr. Clarence D. Ausum, a veteran of WW1, died in July 1983 and is buried at Michigan Memorial Park (Flat Rock).[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 29305 Evergreen 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 continued success of Henry Ford's Village Industries model and its significance as a catalog kit home that provided accessible traditional housing solutions for Flat Rock's emerging industrial workforce during the Late Period of Significance (1920-1972).

Historical Significance Under Criterion A: Event

This 1927 Dutch Colonial Revival catalog kit home represents the residential development that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining families in Flat Rock through accessible housing solutions that combined traditional architectural character with economic

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[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.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 9, family 9, Dr. Clarence D. & Elizabeth Ausum ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 28, for Dr. Clarence & Elizabeth Ausum and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; 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 78, dwelling 452, for Dr. Clarence & Elizabeth Ausum and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 56 of 58; United States. National Archives and Records Administration.

[7] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:JL3P-DP2 : 9 January 2021), Clarence Ausum, Jul 1983; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing); **ALSO**; "Michigan, Census of World War I Veterans with Card Index, 1917-1919", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP5G-3BKR : Thu Mar 07 22:45:21 UTC 2024), Entry for Clarence D Ausum, 1 Oct 1918.

practicality during the prosperous mid-1920s period. The property embodies the mass-produced residential construction that served the skilled workforce attracted by the stable employment opportunities created through the Headlamp Plant establishment and subsequent industrial development, showing how catalog homes provided essential housing solutions that enabled rapid community growth while offering traditional architectural character that appealed to middle-class families. **The dwelling reflects the democratization of traditional homeownership that served Flat Rock's emerging industrial workforce during 1927, five years after Henry Ford's Village Industries program had initiated the community's transformation and when catalog homes provided crucial housing solutions that enabled continued residential development for workers seeking substantial residential accommodations that reflected both architectural quality and traditional values.**

The significance of this property as a catalog kit home demonstrates the role of mass-produced housing in enabling sustained suburban development that supported industrial growth during the 1920s. Catalog homes represented innovation in American residential construction, making traditional Colonial Revival architectural design and modern conveniences accessible to working families while enabling the continued development of suburban communities that supported industrial expansion. **The 1927 construction date places this property within the established phase of the Late Period of Significance, when Flat Rock was demonstrating the sustained success of Henry Ford's Village Industries model through continued residential development that utilized innovative housing solutions, including catalog homes that provided accessible homeownership opportunities with traditional architectural character for the skilled workforce that had become essential to industrial operations.**

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that combined traditional architectural character with practical accessibility within the established suburban-industrial community. The Colonial Revival catalog home provided the formal, family-oriented living arrangements that appealed to skilled workers while offering the modern conveniences and traditional styling that reflected their social aspirations and contemporary residential preferences during the mid-1920s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as a catalog kit home that served Flat Rock's residential development during the mid-1920s phase of the Late Period of Significance, despite contemporary additions that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during the early phase of Flat Rock's transformation following the Headlamp Plant establishment. The suburban setting preserves the community planning patterns that characterized the continued suburban-industrial development while maintaining the residential context that supported catalog home construction.

Design: The property exhibits good design integrity in its Colonial Revival characteristics, including the two-story massing, side-gabled roof, symmetrical facade composition, and front porch 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 enabled continued residential development in Flat Rock, demonstrating the accessible homeownership opportunities that combined traditional architectural character with economic practicality.**

Materials: While the original exterior materials have been replaced with aluminum siding and some windows have been updated, these alterations maintain the building's historic proportions, fenestration patterns, and architectural character. The replacement materials are compatible in scale and appearance with the property's Colonial Revival design; despite contemporary decorative additions that reflect personal expression while preserving essential architectural character.

Workmanship: The Colonial Revival construction demonstrates the standardized building techniques and quality control that characterized catalog home construction, reflecting the construction efficiency and architectural quality that made catalog homes attractive to working families while enabling continued residential development.

Setting: The suburban residential context maintains the community character that emerged during the established phase of Flat Rock's transformation from rural agricultural settlement to suburban-industrial center.

The setting demonstrates the continued suburban character that was supported by catalog homes and other accessible housing solutions that enabled sustained community development following Henry Ford's Village Industries establishment.

Feeling and Association: The property conveys the mid-1920s suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the democratization of traditional homeownership and the mass-produced housing solutions that enabled sustained community growth while preserving its connection to the accessible housing that served the established workforce.

The property's significance as a catalog kit home with Colonial Revival architectural features makes it a particularly valuable contributor to the district's ability to convey the innovative housing solutions that enabled sustained residential development with traditional architectural character during the established phase of the Late Period of Significance. The building demonstrates how catalog homes provided essential housing solutions that combined traditional Colonial Revival architectural character with economic accessibility, enabling working families to achieve homeownership that reflected both social aspirations and practical needs while supporting the continued community development necessary for sustained industrial success.

The 1927 catalog home with Colonial Revival styling demonstrates the housing innovation that continued to support Henry Ford's Village Industries program by providing practical residential solutions that attracted and retained the skilled workforce necessary for ongoing industrial operations, showing how mass-produced housing enabled the sustained suburban development that characterized successful industrial communities throughout the 1920s.

The property at 29305 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the mid-1920s residential development that demonstrated the continued success of Henry Ford's Village Industries model and its significance as a catalog kit home that provided innovative, accessible housing solutions with traditional architectural character for Flat Rock's emerging industrial workforce during the Late Period of Significance (1922-1972). The building maintains good integrity despite contemporary additions and contributes significantly to the district's representation of the community's sustained transformation through industrial development 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0105_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29315 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0106_000 Lot 106 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0984727		Long: -83.2820826		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)



Architectural Information

Construction Date	1941	
Architectural Style	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Replacement Vinyl	
Window Type	Double Hung/Picture	
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; Architecture; Industry; Social History
Period(s) of Significance	1941-1975 (within district's 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	29315 Evergreen			
Historic/Original Owner	Edward & Dorothy Navarre			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	George Van Riper			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1941 Colonial Revival style house is a two-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during the early implementation period of Ford's Village Industries program, built just before the United States entered World War II when the program was establishing substantial residential development that would support the community's transformation.

The house exhibits classic Colonial Revival characteristics with a hip roof that creates clean, geometric lines and provides the building with a formal, symmetrical appearance. The two-story height allows for substantial living space while maintaining the traditional colonial proportions that were popular during the early 1940s period. The roof is covered in light-colored asphalt shingles that complement the brick exterior.

A distinctive and significant feature of this property is its brick exterior construction, which represents premium building materials and superior craftsmanship. The brick appears to be original and in excellent condition, displaying the high-quality masonry work typical of early 1940s construction. The brick construction demonstrates the level of prosperity and investment in quality residential development that Ford's Village Industries made possible during its early implementation period.

The front facade displays a symmetrical composition typical of Colonial Revival design, with the main entrance positioned centrally and flanked by balanced window arrangements. A covered front porch with a second-story balcony creates an attractive entrance feature and adds architectural interest to the facade. The porch includes white railings and columns that provide visual contrast to the brick construction.

Windows appear to be replacement units but maintain the original opening configurations and proportions that are characteristic of Colonial Revival architecture. The windows are arranged symmetrically across both floors, reinforcing the formal composition typical of colonial styling. A distinctive bay window or projecting window feature on the first floor adds architectural interest and demonstrates the quality residential design of the early 1940s period.

The property includes an original detached garage that represents the accommodation of automobile ownership during the early 1940s period. The garage appears to be contemporaneous with the main house and demonstrates the complete residential planning that characterized quality suburban development during the early Village Industries years.

Character-defining features include the hip roof, the two-story Colonial Revival massing, the exceptional brick exterior construction, the symmetrical facade composition with central entrance, the covered front porch with second-story balcony, the bay window feature, and the original detached garage that completes the residential complex.

History of the Resource

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

In 1942, George Van Riper owned lot 106 in the Van Riper Subdivision No. 1; and the residence thereon 29315 Evergreen St.[1] IN 1947, Edward Navare resided at 29315 Evergreen St.[2] In 1950, Edward & Dorothy Navarre and their sons resided at 29315 Evergreen; and Edward worked as a mixer & machine operator at the cement factory.[3] In 1971, Edward J. Navarre resided at 29315 Evergreen St.[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 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 substantial residential development during the early implementation period of Ford's Village Industries program and demonstrates both the community planning achievements and architectural quality that characterized the program's foundational years.

Criterion A - Community Planning and Development: Built in 1941, this house represents the early implementation period of Ford's Village Industries when the program was establishing the residential infrastructure that would support the community's transformation. The brick construction and substantial two-story design demonstrate the level of prosperity and investment in quality residential development that Ford's industrial investment made possible during the program's

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 631, entry for George Van Riper; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); 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 42, dwelling 451, for Edward & Dorothy Navarre and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

foundational years, establishing the foundation for the exceptional homeownership achievements that would be realized by 1950.

Criterion C - Architecture: The property represents an excellent example of Colonial Revival architecture with superior materials and design quality. The brick construction, hip roof, symmetrical facade composition, and architectural details demonstrate sophisticated residential design that goes beyond typical early 1940s construction. The property shows how Village Industries prosperity enabled residents to build homes with premium materials and traditional architectural styling.

The 1941 construction date places this property during the critical pre-war period when Ford's Village Industries was establishing the residential development patterns that would support the program's later success. The quality of construction demonstrates the early effectiveness of the program in attracting residents who could afford substantial residential investment.

The brick construction, two-story Colonial Revival design, and architectural details represent a level of quality that demonstrates the prosperity and aspirations that Village Industries made possible. This property shows how the program enabled workers to achieve not just homeownership, but high-quality residential architecture with traditional American styling.

The retention of original brick construction represents outstanding preservation of 1940s building materials. Combined with the intact architectural form and details, this makes the property extremely valuable for understanding early 1940s construction techniques and Colonial Revival design principles.

The property retains excellent integrity in six of seven aspects of evaluation. **Intact aspects:** Location, Design, Materials, Setting, Feeling, and Association remain strong. **Compromised aspect:** Workmanship is partially affected by window replacement, though the replacements maintain original configurations. The original brick construction, Colonial Revival form, architectural details, and original garage preserve the property's historic character.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0106_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29319 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0107_000 Lots 107 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.096400		Long: -83.287300		
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	Colonial Revival
Building Form	2-Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
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; Architecture					
Period(s) of Significance	1938-1947 (within district's 1920-1975 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	29319 Evergreen					
Historic/Original Owner	William Ralph & N. Esther Walker					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					

Survey Date	27 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1938 Colonial Revival residence is a two-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during Ford's Village Industries period and demonstrates the continuation of traditional American architectural styles during the late 1930s. The property includes its original detached garage, which adds to its historical significance and completeness.

The house exhibits Colonial Revival characteristics with a symmetrical facade composition and side gable roof form that creates the balanced, traditional appearance characteristic of the style. The roof is covered with asphalt shingles in a standard residential application. The simple gable roof form reflects the Colonial Revival emphasis on clean, classical proportions derived from early American architectural traditions.

The exterior walls feature a combination of materials that appears to represent both original construction and later alterations. The first floor is clad in brick veneer that provides a substantial base and demonstrates quality construction typical of the late 1930s. The second floor features vinyl siding that appears to be a later replacement of what was likely original wood clapboard or wood shingles, representing a common updating practice that impacts the building's material integrity.

The windows have been replaced with modern vinyl or aluminum units that alter the building's original character significantly. The replacement windows feature contemporary proportions and materials that differ from the original 1930s fenestration. This alteration impacts the building's authentic Colonial Revival appearance, though the overall window arrangement and proportions maintain some of the style's emphasis on balanced, symmetrical fenestration.

The front facade displays the symmetrical composition typical of Colonial Revival design, with a central entrance flanked by evenly spaced windows that create the formal, balanced appearance characteristic of the style. Concrete steps provide access to the front entrance in a simple, functional manner appropriate to the period and style.

The building sits on a concrete foundation appropriate for 1930s construction methods. The property includes well-maintained landscaping with mature plantings and decorative garden features that enhance the residential character, though these appear to represent later improvements rather than original landscaping.

This two-story, single-family brick veneer residence with matching single car garage is situated on Lot 107 in the Van Riper Sub. No. 1 and in 1941, the address was 29319 Evergreen St.[1]

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, W. Ralph & Esther N. Walker and family were living at 29319 Evergreen.[2] In 1940, Ralph & Esther Walker and family were living at 29319 Evergreen St., and Ralph was employed as a Conductor for the railroad.[3] In 1950, Esther Walker resided at 29319 Evergreen; and Esther worked as cafeteria worker at the electric power plant .[4] In 1953, Esther Walker resided at 29319 Evergreen St.[5] In 1966, Esther Walker resided at 29319 Evergreen St.[6]

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[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.

[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, enumeration district (ED) 82-1, sheet 2B, dwelling 29, for Ralph & Esther Walker and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 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 42, dwelling 450, for Esther Walker restaurant worker; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 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**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Evergreen St. 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 1938 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 residential development during Ford's Village Industries period and demonstrates the community's continued growth and prosperity during the late 1930s, despite some alterations that impact its architectural integrity.

Criterion A - Community Planning and Development: Built in 1938, this house represents residential development during the height of Ford's Village Industries program. The property demonstrates the continued residential growth and community development that occurred as Flat Rock evolved into a planned industrial community. The quality construction and architectural style reflect the prosperity and stability that Ford's investment brought to the community during this period.

Criterion C - Architecture: The property represents the Colonial Revival style that remained popular in American residential construction during the 1930s. While alterations including vinyl siding and replacement windows have impacted the building's material integrity, the overall form, proportions, and basic architectural character remain intact. The survival of the original garage adds to the property's architectural completeness and significance.

Ford Village Industries Period: The 1938 construction date places this property directly within the Ford Village Industries period, when Henry Ford was actively developing the community as part of his decentralized industrial program. This building represents the residential development that supported the industrial workforce and contributed to the community's transformation during this significant period.

Despite Alterations: While window replacement and upper-level siding installation have impacted the building's material integrity, the property retains sufficient integrity in location, design, workmanship, setting, feeling, and association to convey its 1930s character and its role in the community's development during the Ford Village Industries period.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0107_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29335 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0108_000 Lot 108 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0920799		Long: -83.2817945		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type *(Insert primary photograph below.)*

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



Architectural Information

Construction Date	1927	
Architectural Style	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/front gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Wood Shingles	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
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 (within district's 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	29335 Evergreen			
Historic/Original Owner	William & Myrtle O'Connell Home			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	George Van Riper			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1927 Cape Cod/Colonial Revival cottage is a 1.5-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during the pre-Depression boom period and the early phase of Ford's Village Industries program. The property appears to be a catalog or kit house design, which adds significant historical and architectural importance to its already notable 1920s construction date and exceptional preservation.

The house exhibits classic Cape Cod characteristics with a symmetrical facade composition, side gable roof with prominent front-facing gable dormer, and compact 1.5-story form that creates the traditional New England cottage appearance that became popular nationwide during the 1920s. The roof is covered with asphalt shingles in a standard residential application. The prominent front gable dormer provides additional second-floor space and creates visual interest while maintaining the Cape Cod's characteristic proportions.

An exceptional feature of this property is the retention of its original wood shingle exterior siding, which has been painted in an attractive dark green color that enhances the building's architectural character. Wood shingle siding was a premium exterior material in the 1920s and its survival in excellent condition represents outstanding preservation of original building materials. This level of material integrity for wood shingles from the 1920s is extremely rare and makes the property invaluable for understanding 1920s construction techniques and Cape Cod design principles.

The windows have been replaced with modern units, though the replacements appear to maintain the original proportions and arrangements, minimizing the impact on the building's overall character. The window configuration includes traditional Cape Cod fenestration with multi-light patterns that reflect the style's emphasis on colonial precedents and symmetrical composition.

A particularly significant aspect of this property is its appearance as a catalog or kit house design. The compact Cape Cod form, standardized window arrangements, and overall design approach suggest this may be a catalog house model, which would add considerable historical significance related to early 20th-century mass housing and building industry innovations.

The front entrance is accessed via painted wooden steps that appear to be original or historically appropriate replacements. A front porch area provides outdoor living space appropriate to the Cape Cod style.

An important feature of this property is the retention of its original detached garage, visible in the background. The survival of original outbuildings from the 1920s adds to the property's completeness and historical integrity, as many original garages have been demolished or significantly altered over time.

The building sits on a concrete foundation appropriate for 1920s construction methods. The property includes well-maintained landscaping and patriotic decorations that enhance the residential character while respecting the historical building's architectural integrity.

Character-defining features include the 1.5-story Cape Cod form, the side gable roof with front-facing gable dormer, the exceptional original wood shingle siding, the symmetrical facade composition, the decorative sunburst medallion, and the original detached garage. The possible catalog house identification adds additional significance to these already notable architectural features.

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, George Van Riper owned lot 108 in the Van Riper Subdivision No. 1; and the new residence thereon, 442 Evergreen St.[1] In 1929, William O'Connell and family were living at 442 Evergreen.[2] In 1939, William & Myrtle O'Connell and family were living at 29335 Evergreen.[3] In 1940, William & Myrtle O'Connell and family were living at 29335 Evergreen St., and William was employed as an agent for the railroad.[4] In 1950, Donald & Mamie Young resided at 29335 Evergreen; and Donald worked as a conductor for the railroad.[5] Sue and Budd Dubbelde family lived here in the early 50's. She was also a second grade teacher in the Reading Building. Mr. and Mrs. Sayers, both teachers also lived here in the late sixties and seventies.[6] In 1971, Harold D. Dubbelde resided at 29335 Evergreen St.[7]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for George Van Riper on lot 108; original records held by Brownstown Township Historical Society.

2 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) 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, enumeration district (ED) 82-1, sheet 2B, dwelling 39, for William & Myrtle O'Connell and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 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 42, dwelling 449, for Donald & Mamie Young conductor; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[6] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. 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 1929 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 residential development during the pre-Depression boom period and early Ford Village Industries era, with exceptional architectural preservation and possible catalog house significance that makes it individually eligible.

Criterion A - Community Planning and Development: Built in 1929, this house represents residential development during the crucial transitional period as Ford's Village Industries program was beginning to transform Flat Rock. The property demonstrates the quality residential construction that was occurring during the late 1920s boom period and reflects the community's growth and prosperity just before the Depression. If confirmed as a catalog house, it would represent important innovations in American housing delivery and mass production techniques.

Criterion C - Architecture: The property represents an exceptional example of 1920s Cape Cod/Colonial Revival architecture with outstanding material integrity. The retention of original wood shingle siding, overall architectural form, and decorative details makes this property architecturally significant as a rare surviving example of high-quality 1920s residential construction. The possible catalog house identification would add significant architectural importance related to mass-produced housing design and the democratization of quality residential architecture.

The building's appearance suggests it may be a catalog or kit house design, which would represent significant innovation in American residential construction and housing delivery. Catalog houses were an important phenomenon of the early 20th century, making quality architectural design accessible to middle-class families and standardizing construction techniques across the country. Confirmed catalog houses are increasingly recognized for their historical and architectural significance.

The retention of original wood shingle siding in excellent condition represents outstanding preservation of 1920s building materials. Wood shingle exteriors from this period are extremely rare survivors, making this property invaluable for understanding 1920s construction techniques and Cape Cod design principles. The overall architectural integrity supports both contributing status and individual eligibility.

The 1929 construction date places this property in the early Ford Village Industries period, representing the residential development that supported Ford's decentralized industrial vision. The quality construction and architectural sophistication reflect the prosperity and optimism of the late 1920s period.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

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_135_05_0108_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29345 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0109_000 Lots 109 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat:42.0919378		Long: -83.2818211		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)



Architectural Information

Construction Date	1925	
Architectural Style	Colonial Revival	
Building Form	2-Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Sided w/wood	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung & casement	
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	1925-1975 (within district's 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	29335 Evergreen			
Historic/Original Owner	Melvin & Effie Sansam			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence presents as a two-story Colonial Revival house that represents a unique example of residential adaptation and relocation within Flat Rock's evolving suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration that creates the traditional appearance associated with Colonial Revival design, though the current form reflects both original construction from the 1920s and subsequent reconfiguration following relocation around 1927. The structure demonstrates the practical approaches to housing that characterized residential development serving Flat Rock's workforce, showing how existing buildings could be adapted and relocated to serve changing community needs while maintaining residential character appropriate to suburban development.

This property represents an important example of building relocation and adaptation that reflects the practical approaches to residential development that characterized Flat Rock's evolution during the Late Period of Significance. The original construction dating to the 1920s places the building's origins within the early phase of residential development that responded to Henry Ford's Village Industries program, while the relocation around 1927 demonstrates the adaptive reuse strategies that enabled continued residential development throughout the community's suburban-industrial transformation. The building's history reflects the resourceful approaches to housing provision that characterized working-class communities during the Depression era and pre-war period.

The building features a side-gabled main roof constructed with asphalt shingles that provides the traditional colonial silhouette while reflecting both original construction techniques from the 1920s and adaptations made during the relocation and reconfiguration process. The roof configuration appears to include elements that may reflect modifications made to accommodate the building's new site and reconfigured floor plan. Two substantial brick chimneys rise from the roof, serving functional heating requirements while providing vertical accents that reinforce the traditional residential character that was maintained throughout the building's relocation and adaptation.

The exterior walls demonstrate a combination of materials that reflects both the building's original 1920s construction and subsequent modifications made during relocation and reconfiguration. The walls appear to feature horizontal aluminum siding in the lower portions in a light color, while upper portions include what appears to be vertical wood siding that may reflect adaptations made to accommodate the building's relocation to its current site. The material combination demonstrates the practical construction approaches that characterized residential development while maintaining the traditional appearance valued in suburban settings.

The window arrangement demonstrates characteristics that reflect both the building's original 1920s Colonial Revival design and subsequent modifications made during relocation and reconfiguration. The windows appear to be double-hung sash units with shutters that provide traditional colonial character while serving the functional requirements of the adapted floor plan. The fenestration pattern reflects the balance between preserving original architectural character and accommodating the practical requirements of building relocation and residential adaptation during the 1930s.

The main entrance is enhanced by substantial concrete steps and metal railings that provide safe access while reflecting both the building's adaptation to its current site and contemporary safety standards. The entrance configuration demonstrates the practical modifications that were necessary to accommodate the building's relocation while maintaining appropriate residential character. The entrance treatment reflects the balance between preserving traditional architectural elements and making necessary adaptations for the building's new site and configuration.

The building exhibits foundation elements that appear to reflect the adaptations made to accommodate the structure's relocation to its current site around 1927. The foundation treatment demonstrates the engineering solutions that were required to establish the relocated building on its new site while maintaining structural integrity and appropriate residential character. These adaptations represent the practical construction approaches that enabled building relocation during the Depression era when such resourceful solutions were often necessary for residential development.

The property exhibits sophisticated suburban landscape characteristics with mature ornamental plantings, specimen trees, and carefully maintained lawn areas that integrate the relocated building with its residential setting while demonstrating decades of continued investment in property enhancement. The landscape development includes mature foundation plantings and ornamental elements that create visual integration between the adapted building and its suburban context.

The building incorporates various modifications and updates that reflect nearly a century of continued residential use and adaptation, demonstrating the building's successful integration into the neighborhood despite its unique history of relocation and reconfiguration. These modifications show how buildings with complex histories can continue to serve residential needs while maintaining their essential connection to the community's 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 1925, George Van Riper owned lot 20* in the Van Riper Subdivision and the house and garage thereon.[1] In 1927, George Van Riper owned lot 109 in the Van Riper Subdivision and the house and garage thereon.[2] In 1930, Archie & Jullia Bolaert and family were living at 436 Evergreen St., and Archie was employed as a Plumber.[3]

In 1939, Melvin & Effie Sansam and family were living at 29345 Evergreen.[4] In 1940, Melvin & Effie Sansam and family were living at 29340 Evergreen St., and Melvin was employed as an operator for a local Oil Refinery.[5] In 1950, Melvin & Effie Sansam resided at 29345 Evergreen; and Melvin worked as a still man for the oil refinery.[6] In 1971, Melvin Sansam resided at 29345 Evergreen St.[7]

**There was a change in the numbering of the lots between 1922 and 1927 with two different plat numbering lists.*

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the adaptive residential development strategies that demonstrated the resourceful approaches to housing provision during Flat Rock's continued evolution throughout the Late Period of Significance (1920-1975), and its unique significance as an example of building relocation and adaptation that reflects the practical responses to changing community needs during the Depression era and pre-war period.

Historical Significance Under Criterion A: Event

This relocated and reconfigured house represents the adaptive residential development strategies that demonstrated the resourceful approaches to housing provision that characterized Flat Rock's continued evolution during the challenging economic periods of the Late Period of Significance. The property embodies the practical responses to housing needs that emerged during the Depression era when communities sought innovative solutions to maintain residential development despite economic constraints. **The dwelling reflects the adaptive housing solutions that served Flat Rock's workforce during the period from the 1920s, when the building's relocation around 1925, demonstrates the resourceful approaches to residential development that enabled the community to maintain housing availability throughout challenging economic periods while adapting to changing community needs.**

The building's unique history of relocation and adaptation demonstrates the practical approaches to residential development that characterized working-class communities during the Depression era, showing how existing building stock could be preserved and adapted to serve continuing housing needs while maintaining the suburban residential character that had become important to Flat Rock's identity. The property represents the resourceful residential development that characterized Flat Rock's ability to maintain community growth and housing availability despite economic challenges, reflecting the community's resilience and adaptability throughout the Late Period of Significance. **The building's construction timeline spanning from the 1920s through 1925 places this property within multiple phases of Flat Rock's Late Period of Significance, demonstrating the community's adaptive approaches to residential development that enabled continued housing provision throughout both prosperous and challenging periods.**

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George Van Riper on Lot 20; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for George Van Riper on Lot 109; original records 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 1B, dwelling 15, family 15, Archie & Jullia Bolaert ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 31, family ,Melvin & Effie Sansam and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; 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 42, dwelling 448, for Melvin & Effie Sansam; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that created ongoing need for residential accommodations that could be provided through both new construction and adaptive reuse of existing buildings. The building's relocation and reconfiguration provided practical housing solutions that served working families while demonstrating the innovative approaches to residential development that characterized resourceful suburban-industrial communities during challenging economic periods.

The property demonstrates adequate integrity across the seven aspects required for National Register eligibility for a building with a complex history of relocation and adaptation, with preserved and adapted characteristics that convey its historical significance as an example of resourceful residential development during the Late Period of Significance.

Location and Setting: While the building was relocated from its original site prior to 1925, it has maintained its location on Evergreen Street within the established residential area for nearly a century, becoming an integral part of the neighborhood that developed during Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized adaptive residential development.

Design: The property exhibits adequate design integrity in its Colonial Revival characteristics, though these reflect both original 1920s construction and subsequent adaptations made during relocation and reconfiguration. **The building maintains sufficient architectural character to convey its significance as an example of adaptive residential development that preserved traditional styling while accommodating practical requirements of building relocation and reconfiguration.**

Materials: The building appears to maintain a combination of original and adapted materials that demonstrate both the 1920s construction techniques and the practical modifications made during relocation and reconfiguration, reflecting the resourceful construction approaches that characterized Depression-era residential adaptation.

Workmanship: The construction demonstrates both original 1920s building techniques and the adaptation methods that were employed during relocation and reconfiguration, reflecting the practical construction approaches that enabled building preservation and adaptive reuse during challenging economic periods.

Setting: The suburban residential context demonstrates the building's successful integration into the neighborhood despite its complex history, maintaining the community character that characterized Flat Rock's continued residential development throughout the Late Period of Significance.

Feeling and Association: The property conveys the adaptive residential character that characterized resourceful approaches to housing provision during challenging economic periods, maintaining associative connections to the practical solutions that enabled continued residential development while preserving community character.

Assessment of Relocation Impact on Integrity: While building relocation typically presents challenges for National Register eligibility, this property's relocation occurred during the historic period (c. 1925) and represents historically significant adaptive development practices that were characteristic of the community's resourceful approaches to residential provision during the Depression era.

The property's significance as an example of building relocation and adaptive residential development makes it a valuable contributor to the district's ability to convey the full range of resourceful strategies that characterized Flat Rock's continued evolution throughout challenging periods of the Late Period of Significance. The building demonstrates how communities could maintain residential availability and neighborhood character through innovative adaptation of existing building stock while responding to changing economic conditions and community needs. The relocation and reconfiguration represent the practical problem-solving approaches that enabled continued residential development during the Depression era.

The building's complex history spanning from 1920s construction through 1925 relocation demonstrates the adaptive residential strategies that supported Flat Rock's ability to maintain community growth and housing availability throughout multiple phases of the Late Period of Significance, showing how resourceful approaches to building preservation and adaptation could serve ongoing community needs.

The property at 29345 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the adaptive residential development strategies that demonstrated resourceful approaches to housing provision during challenging periods of the Late Period of Significance (1920-1975), despite the complexity introduced by its relocation history. The building maintains adequate integrity to convey its historical significance as an example of Depression-era adaptive residential development and contributes to the district's representation of the full range of resourceful strategies that characterized the community's evolution.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), search by address or parcel number 58_135_05_0109_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29353 Evergreen Street [432 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0110_000 Lots 110 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091792	Long: -83.281937			
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	Bungalow	
Building Form	1 Story rectilinear	
Roof Form	Simple gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
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	1926-1975 (within district's 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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29353 Evergreen						
Historic/Original Owner	Tony & Nellie Kuhn						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	George Van Riper						

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1926 bungalow cottage is a single-story residential structure situated on Evergreen Street in Flat Rock. The building represents modest residential development during the late 1920s boom period and the early phase of Ford's Village Industries program. The property appears to be a catalog or kit house design, which adds historical importance to its 1920s construction date, though material alterations have impacted its architectural integrity.

The house exhibits classic bungalow characteristics with a simple rectangular plan, low-pitched gable roof, and single-story form that creates the horizontal emphasis characteristic of the bungalow style popular during the 1920s. The roof is covered with asphalt shingles in a standard residential application. The simple gable roof form reflects the practical, economical approach to residential construction that made bungalows accessible to working-class families during the 1920s.

The exterior walls are currently clad in aluminum siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or stucco typical of 1920s bungalow construction. The aluminum siding installation, while a common maintenance practice, has significantly altered the building's original appearance and material integrity. However, the underlying building form and proportions remain intact beneath the replacement siding.

The windows have been replaced with aluminum units that alter the building's original character. The replacement windows include both single-hung and sliding configurations that reflect mid- to late-20th-century residential standards rather than the original 1920s fenestration. The window replacement represents a significant alteration that impacts the building's authentic 1920s appearance and reduces its material integrity.

A significant aspect of this property is its appearance as a catalog or kit house design. The building exhibits the standardized proportions, simplified detailing, and efficient planning typical of catalog houses offered by companies like Sears, Roebuck & Co., Montgomery Ward, and other mail-order building suppliers during the 1920s. The simple bungalow form, standardized window arrangements, and overall design approach suggest this may be a catalog house model, which would add historical significance related to early 20th-century mass housing and building industry innovations.

The front facade displays a covered front porch with a striped awning that provides outdoor living space characteristic of bungalow design. The porch area appears to maintain the original proportions and configuration, though details may have been altered during the siding installation. Concrete steps provide access to the front entrance in a utilitarian manner typical of modest bungalows of this period.

An important feature of this property is the retention of its original detached garage, visible to the right of the main house. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the late 1920s period.

The building sits on a concrete foundation appropriate for 1920s construction methods. The property includes basic landscaping that maintains the residential character while accommodating the building's altered exterior appearance.

Despite the material alterations, character-defining features that remain include the single-story bungalow form, the simple gable roof, the front porch configuration, the overall proportions and scale, and the original detached garage. The possible catalog house identification adds significance to these remaining architectural features.

This one-story, single-family residence with matching single car garage is situated on Lot 110 in the Van Riper Sub. No. 1 and in 1941, the address was 29353 Evergreen 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, George Van Riper owned lot 21 [early lot numbering] of the Van Riper Subdivsion No. 1; and there was no structure on the lot.[2] In 1927, Anthony Kuhn owned lot 110 of the Van Riper Subdivsion No. 1; and the residence thereon, 432 Evergreen St.[3] In 1929, Tony Kuhn was living at 432 Evergreen St.[4] In 1930, Toney & Nellie Kuhn were living at 432 Evergreen St., and Tony was employed at the Lumberyard.[5] In 1939, Toney & Nellie Kuhn were living at 29353 Evergreen.[6] Tony Kuhn died on 29 August 1940.[7] In 1942, Mrs, Tony Kuhn owned lot 110 of the Van Riper Subdivsion No. 1; and the residence thereon, 29353 Evergreen St.[8] In 1950, 29353 Evergreen was vacant.[9] This home was vacant for many periods in 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. This is required for all properties.

This 1926 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant residential development during the pre-Depression boom period and early Ford Village Industries era, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1926, this house represents residential development during the crucial period as Ford's Village Industries program was beginning to transform Flat Rock. The property demonstrates the modest, working-class housing that was being constructed during the late 1920s boom period and reflects the community's growth and prosperity just before the Depression. If confirmed as a catalog house, it would represent important innovations in American housing delivery and the democratization of homeownership for working-class families.

The building's appearance suggests it may be a catalog or kit house design, which would represent significant innovation in American residential construction and housing accessibility. Catalog houses were particularly important for providing affordable, quality housing to working-class families and standardizing construction techniques across the country. The modest bungalow form was especially popular in catalog house offerings during the 1920s.

While the property retains its basic form and proportions, the installation of aluminum siding and replacement windows has significantly impacted its material integrity and authentic 1920s appearance. These alterations limit the building's ability to convey its original architectural character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

The 1926 construction date places this property in the early Ford Village Industries period, representing the modest residential development that supported Ford's decentralized industrial vision. The working-class housing represented by this building type was essential to the success of Ford's program and reflects the community's transformation during this significant period.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George Van Riper and Lot 21; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for Anthony Kuhn; original records held by Brownstown Township Historical Society.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1929)** unpaginated, folder: Flat Rock Directories (1917-1946), item 5; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 16, family 16, for Tony & Nellie Kuhn ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 440 of 1148; United States. National Archives and Records Administration.

[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] Michigan Department of Community Health, Division for Vital Records and Health Statistics; Lansing, Michigan; *Death Records*

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," arranged alphabetically and by subdivision; pg. 632, entry for Mrs. Tony Kuhn; original records held by Brownstown Township Historical Society.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 447, for vacant ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The property helps convey the residential development patterns of the late 1920s and the range of housing types that supported the Ford Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0110_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29405 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0111_000 Lots 111 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat:42.0916679		Long: -83.2818062		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1 Story Rectilinear
Roof Form	Front facing gable/eaves
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concreter Block
Window Materials	Vinyl Replacement
Window Type	Double Hung/picture
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	1925-1975 (within district's 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 ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29495 Evergreen			
Historic/Original Owner	Vaughn & Ruth McNeil			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Frank Smith			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1925 Craftsman bungalow is a single-story residential structure situated on Evergreen Street in Flat Rock. The building represents residential development during the mid-1920s boom period and the early phase of Ford's Village Industries program. The property appears to be a catalog or kit house design, which adds historical importance to its 1920s construction date, though material alterations have impacted its architectural integrity.

The house exhibits classic Craftsman bungalow characteristics with a prominent front-facing gable roof, deep overhanging eaves, and an expansive front porch supported by substantial brick piers. The front-facing gable creates a bold, vertical emphasis that distinguishes this design from the simpler side-gable bungalows, while the deep eaves provide the horizontal shadow lines characteristic of Craftsman design. The roof is covered with asphalt shingles in a standard residential application.

An outstanding feature of this property is the prominent front porch with its distinctive brick pier supports, which represents one of the most characteristic elements of Craftsman bungalow design. The brick piers appear to be original and demonstrate the quality craftsmanship typical of 1920s construction. The porch extends across much of the front facade and provides significant outdoor living space, reflecting the Craftsman emphasis on indoor-outdoor connectivity and informal living. The porch retains its original proportions and configuration despite other alterations to the building.

The exterior walls are currently clad in vinyl siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or stucco typical of 1920s Craftsman construction. The vinyl siding installation, while a common maintenance practice, has significantly altered the building's original appearance and material integrity. However, the underlying building form, proportions, and the prominent architectural features like the brick porch piers remain intact.

The windows have been replaced with modern vinyl or aluminum units that alter the building's original character. The replacement windows include both double-hung and picture window configurations that reflect contemporary residential standards rather than the original 1920s fenestration typical of Craftsman design, which often featured multi-light casement windows or double-hung windows with divided lights in the upper sash.

A significant aspect of this property is its appearance as a catalog or kit house design. The building exhibits the standardized proportions, simplified Craftsman details, and efficient planning typical of catalog houses offered by companies like Sears, Roebuck & Co., Montgomery Ward, and other mail-order building suppliers during the 1920s. The front-facing gable bungalow with brick porch piers was a popular catalog house design that provided Craftsman styling at an affordable price point.

The front facade displays the asymmetrical composition typical of Craftsman design, with the prominent front porch dominating the composition and creating an inviting entrance area. The brick pier supports and their substantial scale demonstrate the Craftsman emphasis on natural materials and solid construction, even in catalog house designs. A concrete driveway provides vehicle access, and decorative plantings enhance the residential character.

An important feature of this property is the retention of its original detached garage, visible to the right of the main house. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the mid-1920s period.

The building sits on a concrete foundation appropriate for 1920s construction methods. The property includes well-maintained landscaping with mature plantings and decorative flower boxes that enhance the residential character while maintaining the Craftsman emphasis on integration with landscape.

Despite the material alterations, character-defining features that remain include the front-facing gable form, the prominent front porch with original brick piers, the deep overhanging eaves, the overall Craftsman proportions and scale, and the original detached garage. The possible catalog house identification adds significance to these remaining architectural features.

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, Frank Smith owned lot 22* of the Van Riper Subdivision No. 1; and the tax records show that the house on that lot was partially built. In 1927, Vaughn McNeil owned lot 111 of the Van riper Subdivision No. 1 and the residence thereon, In 1939, Vaugh & Ruth McNeil and family were living at 29405 Evergreen.[1] In 1940, Vaughn & Ruth McNeil resided at 29405 Evergreen St.; and Vaughn was a laborer at the headlamp plant [2] On 16th October 1940, Vaughn McNeil registered for the WWII draft; he affirms that he was born 4th March 1905 in Oakland County, Michigan, that he is married to Ruth, they live at 29405 Evergreen St. in Flat Rock, Michigan and that he is employed by Ford Motor Co. in Flat Rock, Michigan.[3] In 1950, Rev. Artis & Luta Ford resided at 29405 Evergreen; and Rev. Ford was a local minister.[4] In 1955, the Reverend Artis Ford resided at 29405 Evergreen St.[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 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant residential development during the mid-1920s boom period and early Ford Village Industries era, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built in 1925, this house represents residential development during the period when Ford's Village Industries program was beginning to gain momentum and transform Flat Rock. The property demonstrates the substantial, middle-class housing that was being constructed during the mid-1920s boom period and reflects the community's growth and prosperity. The Craftsman bungalow style represents the popular residential architecture of the period that provided comfortable, modern housing for the growing community. If confirmed as a catalog house, it would represent important innovations in American housing delivery and the democratization of quality architectural design.

The building's appearance strongly suggests it is a catalog or kit house design, which would represent significant innovation in American residential construction and housing accessibility. Catalog houses were particularly important for providing quality Craftsman-style design to middle-class families and standardizing construction techniques across the country. The Craftsman bungalow with brick porch piers was a popular catalog house model that made sophisticated architectural design accessible to a broader market.

Despite material alterations, the building retains important Craftsman design elements including the front-facing gable form, prominent front porch with original brick piers, and deep overhanging eaves. These elements continue to convey the Craftsman emphasis on natural materials, solid construction, and integration of indoor and outdoor living spaces that made the style popular during the 1920s.

While the property retains its basic form and key architectural elements, the installation of vinyl siding and replacement windows has significantly impacted its material integrity and authentic 1920s appearance. These alterations limit the building's ability to convey its original Craftsman character and reduce its potential for individual National Register eligibility under Criterion C for Architecture.

The 1925 construction date places this property in the early Ford Village Industries period, representing the quality middle-class residential development that supported Ford's decentralized industrial vision. The substantial Craftsman bungalow represented the type of housing that attracted skilled workers and contributed to the community's transformation during this significant period.

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 prominent brick porch piers and overall Craftsman form allows

[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, enumeration district (ED) 82-1, sheet 2B, dwelling 42, for Vaughn & Ruth McNeil and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&action=view&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[3] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPRQ-XPM6 : accessed 12 Jan 2026), entry for Vaughn Butts McNeil and Ford Motor Co, 16 Oct 1940.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 446, for Artis & Luta Ford minister; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[5] 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.

the property to convey the residential development patterns of the mid-1920s and the quality of housing that supported the Ford Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0111_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29419 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0112_000 Lots 112 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091521		Long: -83.281947		
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	
Building Form	1 Story Rectilinear	
Roof Form	Low pitch Hip	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacements	
Window Type	Sliding	
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):
Historic Name				
Current/Common Name	29419 Evergreen			
Historic/Original Owner				
Historic Building Use				
Current Building Use				
Architect/Engineer/Designer				
Builder/Contractor				

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 residence presents as a single-story ranch house that exemplifies late 20th-century residential architecture, representing contemporary development that occurred well after the conclusion of Flat Rock's historically significant periods. The building exhibits an elongated rectangular primary mass with a side-gabled roof configuration that emphasizes the horizontal profile characteristic of ranch design, though constructed during a period when ranch architecture had evolved to incorporate more varied materials and design elements. An attached garage extends from the main structure, creating the unified composition that had become standard for suburban residential construction by the 1980s. The structure demonstrates contemporary residential architecture that reflects modern construction techniques and materials while maintaining some connection to earlier ranch house traditions.

The building features a side-gabled main roof constructed with asphalt shingles that provides practical weather protection while maintaining the low profile associated with ranch house design. The roof extends continuously over both the main house and attached garage, creating the unified composition that characterized suburban residential construction during the 1980s. A brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent within the horizontal composition.

The exterior walls demonstrate a combination of materials that reflects the construction preferences and aesthetic choices that characterized residential development during the 1980s. The primary walls feature red brick construction that provides substantial appearance and durability, while other portions appear to include wood siding elements that create material variety and visual interest. This material combination demonstrates the construction approaches that characterized contemporary residential development when builders sought to provide both durability and architectural variety through the use of multiple materials and textures.

The window arrangement demonstrates the functional approach to fenestration that characterized ranch house design during the 1980s, with windows arranged to provide adequate natural light while maintaining the streamlined appearance valued in contemporary residential construction. The windows appear to follow modern configurations that served the open planning concepts that had evolved in ranch house design by this period, emphasizing practical function and energy efficiency considerations that had become important in residential construction.

The main entrance appears to be positioned to maintain accessibility while reflecting the practical construction approaches that characterized residential building during the 1980s. The entrance configuration includes what appears to be a small covered entry area that provides weather protection while maintaining the simplified character that distinguished contemporary ranch house construction from more elaborate architectural styles.

The attached garage represents the automobile-oriented planning that had become standard for suburban residential construction by the 1980s, providing protected vehicle storage while maintaining architectural unity with the main house. The garage integration demonstrates the planning sophistication that had evolved to accommodate multiple-vehicle ownership and suburban lifestyle requirements that characterized residential construction during this period.

The property exhibits well-maintained suburban landscape characteristics with mature trees, maintained lawn areas, and contemporary landscaping that integrate the building with its residential setting while reflecting modern landscape preferences. The substantial tree cover provides landscape framework while demonstrating the development of the neighborhood's natural features over time.

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.

Very little info is available on this property due to its recent construction.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 29419 Evergreen Street is not recommended as a contributing resource to the Flat Rock Historic District due to its 1982 construction date falling ten years outside the Late Period of Significance (1922-1972) and its failure to demonstrate connection to the historical development patterns that define the district's significance.

This 1982 ranch house represents contemporary residential development that occurred well after the conclusion of Flat Rock's Late Period of Significance, which ended with the construction of the Michigan Casting Center in 1972. The property reflects modern residential construction that occurred during a period when Flat Rock had evolved beyond its historically significant phases of development as a suburban-industrial community shaped by Henry Ford's Village Industries program and subsequent industrial expansion. **The dwelling's construction ten years after the end of the Late Period of Significance places it outside the chronological boundaries that define the district's historical importance and removes it from association with the community development patterns that justify district designation.**

While the property is located within the geographic boundaries of the proposed historic district, the 1982 construction date represents development that occurred during Flat Rock's contemporary period rather than during the historically significant phases that transformed the community from rural agricultural settlement to suburban-industrial center during the Early Period (1834-1922) and Late Period (1920-1975) of Significance.

Historic district planning should focus on properties constructed during the Early and Late Periods of Significance that demonstrate connection to Michael Vreeland's agricultural community establishment or Henry Ford's industrial transformation, and preservation resources should be directed toward properties that contribute to understanding Flat Rock's historically significant development phases rather than contemporary construction that postdates the periods that define the district's significance. This property, despite its location within the district boundaries and quality construction, cannot contribute to the historical narrative that justifies district recognition due to its construction occurring after the conclusion of Flat Rock's historically significant community transformation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0112_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29435 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0114_000 Lots 114 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0912566		Long: -83.2817862		
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	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Hipped Roof w/ Front Facing Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
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	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	29435 Evergreen St.		
Historic/Original Owner	Clyde & Belle Price / P.E. & Millie Grady		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	George Van Riper		

Survey Date	2 Oct 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 Gable-Front vernacular residence with Colonial Revival influence is a 2-story frame dwelling situated on Evergreen Street in Flat Rock. The building represents pre-Village Industries residential development, constructed approximately three years before Ford's formal establishment of the lamp plant in 1928. The property demonstrates the quality residential development that existed in Flat Rock before the Village Industries transformation and represents the community foundation upon which Ford's program would build. The substantial 2-story massing and decorative gable treatment reflect the type of housing that made Flat Rock an attractive location for Ford's industrial investment.

The house exhibits a traditional gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. This house type, common throughout the Midwest from the mid-19th century through the early 20th century, provided efficient, economical housing that could accommodate families on village lots. The 2-story height creates substantial living space, and cross gables on the side elevations add architectural interest and additional interior space. The roof is covered with asphalt shingles in a brown tone.

A notable architectural feature is the decorative treatment in the front gable peaks, where brown shake or shingle siding creates visual interest and texture that contrasts with the smooth aluminum siding on the main wall surfaces. This decorative gable treatment, a common feature of Colonial Revival and Craftsman-influenced houses of the 1920s, elevates the property above purely utilitarian construction and demonstrates the builder's attention to architectural detail. The shake shingles may be original (with the aluminum siding applied around them) or may represent a sympathetic replacement that maintains the original design intent.

The exterior walls of the main house body are clad in aluminum siding in a tan or beige color, a replacement material that obscures the original wall surface (likely wood clapboard). The aluminum siding maintains the horizontal lap profile appropriate to the vernacular character of the house.

A prominent feature is the enclosed front porch that extends across the front of the house. The porch features extensive glazing with multiple window units that flood the interior with natural light. The porch enclosure, whether original or an early modification, was a common adaptation in Michigan's climate where open porches have limited seasonal use. The enclosed porch provides a transitional space between interior and exterior and extends the living space of the house. New copper-colored metal railings at the porch steps appear to be recent improvements.

The windows represent a mix of original and replacement units, which is significant for understanding the property's material integrity. Some windows appear to retain original wood frames with aluminum storm windows, demonstrating survival of historic materials. Other windows have been replaced with aluminum units. The fenestration pattern reflects the practical interior arrangement typical of gable-front houses.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The property occupies a lot with mature landscaping including shrubs and trees. Boxwood hedges along the foundation create formal definition, while flowering shrubs add seasonal interest. A detached garage is located at the rear of the property.

Character-defining features include the gable-front form with decorative shake shingles in the gable peaks, the 2-story massing, the cross gables, the enclosed front porch, the mix of original and replacement windows, and the overall residential character that contributes to the streetscape of Evergreen Street.

This two-story, single-family residence with matching single car garage is situated on Lot 114 in the Van Riper Sub. No. 1 and in 1941, the address was 29435 Evergreen 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, George Van Riper owned lot 25* in the Van Riper Subdivision No.1; and the partially built residence thereon, 412 Evergreen St.[2] In 1927, Clyde Price owned lot 114 in the Van Riper Subdivision and the residence thereon 412 Evergreen St.[3] In 1930, Clyde & Belle Price were living at 412 Evergreen St., and Clyde was employed as Superintendendt for the Public School.[4] Clyde and Belle Price moved their family to Ingram County, Michigan about 1930, where sadly, Belle died of a brain tumor on 27 Dec 1934 at the age of 42.[5] In 1931, George Van Riper owned lot 114 of the Van Riper Subdivision No. 1; and the residence thereon, 412 Evergreen St.[6]

In 1939, P.E. Grady owned lot 114 of the Van Riper Subdivision No. 1; and the residence thereon, 29435 Evergreen St.[7] In 1939, Perry & Millie Grady and family were living at 29435 Evergreen.[8] In 1940, Perry & Millie Grady and family were living at 29435 Evergreen St., and Perry was employed as a brakeman for the steam railroad.[9] In 1950, Perry & Mille Grady resided at 29435 Evergreen; and Perry worked as a yard master for the railroad.[10] In 1955, Perry Grady was living at 29435 Evergreen.[11] In 1960, Rev. Donald Wilson, of the Congregational Church, was living at 29435 Evergreen and the residence became the Congregational Parsonage through 1971.[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. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents pre-Village Industries residential development that predates Ford's formal program by three years and demonstrates the quality housing that existed in Flat Rock before the community's industrial transformation.

Criterion A - Community Planning and Development: Constructed c. 1925, approximately three years before Ford's establishment of the Village Industries lamp plant in Flat Rock, this gable-front vernacular house represents the pre-existing residential development that provided the community foundation for Ford's industrial program. The property demonstrates that Flat Rock possessed quality housing and an established residential character before the Village Industries transformation, helping to explain why Ford selected this location for industrial investment.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George Van Riper and lot 25; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 124, entry for Clyde Price; 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 1B, dwelling 18, family 18, Clyde & Belle Price; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFS1-JRB : accessed 16 Jan 2026), entry for Belle Elizabeth Price, 27 Dec 1934.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for George Van Riper; original records held by Brownstown Township Historical Society.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 192, entry for P.E. Grady; original records held by Brownstown Township Historical Society.

[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 3A, dwelling 43, for Perry & Millie Grady and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 42, dwelling 445, for Perrry & Mille Grady ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[11] 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.

[12] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property's c. 1925 construction date places it within the pre-existing community that attracted Ford's attention for the Village Industries program. Henry Ford's decentralized manufacturing philosophy sought locations with established communities, agricultural connections, and quality housing stock. Properties like this one demonstrated that Flat Rock offered the residential infrastructure necessary to support an industrial workforce. The presence of substantial 2-story housing reflected a community with established families and economic stability.

The gable-front form with decorative shake shingles in the gable peaks demonstrates the architectural ambition that characterized Flat Rock housing in the 1920s. While the basic form is vernacular, the decorative gable treatment reflects Colonial Revival influence that was popular during this period. This blend of practical vernacular form with decorative embellishment was characteristic of pattern book designs that made attractive housing accessible to working and middle-class families.

The survival of some original wood windows with aluminum storm windows is notable within the district, where replacement windows are common. This partial retention of original window materials demonstrates that historic fabric can survive alongside necessary updates and provides evidence of 1920s residential construction techniques.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Evergreen Street. Integrity of design is maintained through preservation of the gable-front form with decorative shake shingles in the gable peaks, 2-story massing, cross gables, and enclosed front porch. Integrity of materials has been partially diminished through aluminum siding and some replacement windows, though the survival of original wood windows with storms and the decorative gable shingles represents significant material retention. Integrity of workmanship is evident in the decorative gable treatment. Integrity of setting is preserved through the property's relationship to neighboring residences. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial pre-Village Industries residence.

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

The c. 1925 construction date places this property within the pre-Village Industries era, representing the established residential community that existed in Flat Rock before Ford's industrial investment. Together with other pre-1928 properties documented in this survey, including those on Church Street, Gibraltar Road, and Van Riper Street, this house demonstrates the quality residential development that made Flat Rock an attractive location for Ford's Village Industries program.

The property retains its essential gable-front form, with the 2-story massing, decorative shake shingles in the gable peaks, cross gables, and enclosed front porch clearly legible despite material alterations. The decorative gable treatment, which creates visual interest through the contrast between the brown shake shingles and the tan aluminum siding, demonstrates architectural ambition beyond purely utilitarian construction.

The survival of some original wood windows with aluminum storm windows is particularly significant, providing material evidence of 1920s residential construction within a district where replacement windows are common. This partial retention of historic window materials demonstrates that original fabric can be preserved alongside necessary updates.

The enclosed front porch, whether original or an early modification, demonstrates the type of adaptation that homeowners made to extend living space and adapt to Michigan's climate. The porch enclosure with its extensive glazing has become part of the property's historic character.

The 2-story gable-front form distinguishes this property from the predominantly 1 and 1.5-story houses that characterize much of the district, demonstrating the range of housing types present in pre-Village Industries Flat Rock. This substantial scale reflects the established residential character that attracted Ford's investment.

While aluminum siding and some replacement windows have altered the original materials, the property retains sufficient integrity to contribute to the historic district. The gable-front form with decorative gable treatment, pre-Village Industries construction date, and partial survival of original windows make this property a contributor to understanding the community foundation upon which the Village Industries program built.

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_135_05_0114_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29451 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0115_000 Lots 115 & 116 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0910322	Long: -83.2818043			
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	Cape Code Revival
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick
Window Materials	Vinyl Replacement
Window Type	Double Hung/ Picture
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	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):		
Historic Name	Methodist Episcopal Parsonage					
Current/Common Name	29451 Evergreen					
Historic/Original Owner	Methodist Episcopal Parsonage (this residence is still owned by the ME Church today)					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	2 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence presents as a one-and-one-half story Cape Cod Revival house that exemplifies the popular residential architecture of the late 1940s, representing the post-war residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration and multiple prominent shed dormers that create the picturesque, traditional New England colonial appearance that defined Cape Cod Revival design during the post-war period. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during the late 1940s, reflecting the housing preferences that served established workers and their families who valued traditional architectural styling within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation.

This building exhibits several characteristics that suggest it may be a catalog kit home, though the catalog home industry had significantly declined by 1948 from its 1920s peak. The standardized proportions, efficient floor plan organization with multiple dormers, substantial brick construction, and characteristic Cape Cod Revival styling reflect design principles that characterized later catalog homes that emphasized traditional colonial character. The building's overall composition, particularly the combination of brick construction with multiple symmetrically-placed dormers, is consistent with post-war housing developments that sometimes utilized catalog or pre-fabricated components while emphasizing traditional architectural styling. The substantial construction and traditional character suggest this may represent either a late catalog home or locally-built construction that followed catalog home design principles.

The building features a side-gabled main roof with three prominent shed dormers that create architectural interest and provide natural light and usable space for upper-level rooms while maintaining the characteristic Cape Cod profile. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in colonial revival architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional New England colonial character. The roof configuration with multiple dormers demonstrates the efficient use of space that characterized both Cape Cod design and practical residential construction during the post-war period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the late 1940s. The brick construction creates the substantial, permanent character that distinguished quality housing while demonstrating the prosperity and construction standards that characterized residential development serving Flat Rock's established workforce during the post-war period. The consistent brick treatment across all wall surfaces reflects the unified construction approaches that characterized substantial residential development and demonstrates the investment in quality materials that made this type of housing appealing to middle-class families seeking traditional architectural character.

The window arrangement demonstrates the characteristic Cape Cod Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the one-and-one-half story floor plan. The three shed dormers contain windows that maximize natural light for upper-level spaces while maintaining the traditional styling appropriate to colonial revival design. The main level features double-hung sash windows arranged in regular patterns that reflect the classical design principles adapted for post-war residential construction. The window placement and proportions demonstrate the balance between traditional architectural character and practical function that distinguished quality residential construction during the late 1940s.

The main entrance is enhanced by a covered front porch that extends across a portion of the front facade, creating welcoming outdoor living space that was valued in both Cape Cod design and post-war residential planning. The porch appears to be supported by columns that provide architectural character while maintaining the traditional styling valued in colonial revival architecture. The porch design demonstrates the balance between traditional architectural elements and practical outdoor living space that made Cape Cod Revival houses attractive to families seeking both colonial character and contemporary convenience during the post-war period.

The building appears to maintain its original architectural character with minimal visible contemporary modifications, demonstrating the successful preservation of essential design elements that define its historical significance. The property exhibits the Cape Cod Revival character that has been maintained throughout multiple decades of continued residential use.

The property exhibits suburban landscape characteristics with maintained lawn areas and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over more than seven decades.

The property appears to include basic residential infrastructure that supports suburban living while maintaining the scale and character appropriate to residential development from the late 1940s.

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 new Methodist Parsonage was built at 29451 Evergreen and dedicated in a special service on 13 February 1949.[1] The home continues to be the home of the resident Methodist Ministry today.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 29451 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's embrace of traditional Cape Cod Revival architecture during the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1948 Cape Cod Revival house represents the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model in sustaining Flat Rock as an attractive suburban-industrial community during the crucial decade following World War II. The property embodies the residential construction that served families attracted by the stable employment opportunities that Flat Rock's established industrial base continued to provide during the post-war period, when communities nationwide sought to accommodate returning veterans and growing families through quality residential development that reflected traditional American values and architectural preferences. The dwelling reflects the housing solutions that served Flat Rock's workforce during 1948, when the community was demonstrating the sustained effectiveness of its industrial foundation while participating in national trends toward traditional colonial revival architecture that appealed to families seeking both modern convenience and connection to American architectural heritage.

The adoption of Cape Cod Revival design during the late 1940s demonstrates how Flat Rock's residential development embraced traditional architectural forms that conveyed stability, American heritage, and family values while serving the housing needs of the established suburban-industrial community. The property represents the residential continuity that characterized Flat Rock's evolution during the post-war period, showing how the community's industrial success enabled residents to invest in substantial housing that reflected both architectural quality and traditional preferences during the period when American residential development emphasized colonial revival styling. The 1948 construction date places this property within the important post-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated over two decades of sustained growth following Henry Ford's Village Industries establishment and was continuing to attract families through quality residential development that reflected both prosperity and traditional architectural values.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's post-war residential development during the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban

[1] "Methodists Plan Watch Night; to Burn Mortgage," *The Guardian of The Huron Valley Villages – Illustrated* (Flat Rock, Wayne Co., Michigan), 28 December 1950, p. 1, col. 2; Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

setting preserves the community planning patterns that characterized post-war residential development while maintaining the residential context that supported traditional colonial revival construction.

Design: The property exhibits excellent design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof with multiple shed dormers, substantial brick construction, and traditional proportions that distinguished quality residential construction during the late 1940s. The building maintains the essential Cape Cod Revival design characteristics that made it representative of the post-war residential architecture that served Flat Rock's established workforce while demonstrating the community's embrace of traditional American architectural values.

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the quality construction approaches that characterized post-war residential development. The materials preserve the substantial character and traditional appearance that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Cape Cod Revival construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the post-war phase of the Late Period of Significance, reflecting construction standards that represented the quality residential development that the community's sustained industrial prosperity had enabled.

Setting: The suburban residential context maintains the community character that demonstrated Flat Rock's successful establishment as a stable suburban-industrial center by the late 1940s. The setting demonstrates the mature suburban character that represented the sustained effectiveness of Henry Ford's Village Industries model through over two decades of community development.

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's continued residential development during the late 1940s, maintaining associative connections to the community's established suburban-industrial success while preserving its connection to the traditional architectural preferences that characterized American residential development during the post-war period.

The property's role in representing the post-war Cape Cod Revival development that demonstrated Flat Rock's continued success and embrace of traditional American architectural values makes it a valuable contributor to the district's ability to convey the sustained effectiveness of Henry Ford's Village Industries model throughout the Late Period of Significance. The building demonstrates how Flat Rock residents continued to invest in substantial residential construction that reflected both prosperity and traditional architectural preferences while maintaining the community's suburban-industrial character that had attracted families throughout the Late Period.

The Cape Cod Revival design reflects the post-war preference for traditional American architectural character that served families seeking both modern convenience and connection to colonial heritage, showing how Flat Rock's continued residential development participated in national architectural trends while maintaining the employment stability and community character that had distinguished the community throughout the Late Period of Significance.

The property at 29451 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of traditional Cape Cod Revival architecture during the Late Period of Significance (1920-1975). The building maintains excellent integrity and contributes to the district's representation of the community's sustained evolution throughout the post-war 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_135_05_0115_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29505 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0117_000 Lots 117 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0906741		Long: -83.2817822		
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	2 Story Rectilinear
Roof Form	Side gabled w/ dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Brick/concrete block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One Garden Shed, One Single 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	1925-1975 (within district's 1920-1975 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	29505 Evergreen St.		
Historic/Original Owner	William Henry & Ioda Peters		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder:	Oliver E. Case		

Survey Date	4 Oct 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 two-story Craftsman-influenced residence is a vernacular dwelling situated on a corner lot on Evergreen in Flat Rock. The building represents early 1920s residential development during the initial Ford Village Industries period and demonstrates the larger-scale Craftsman/Bungalow-influenced houses that provided spacious family accommodations while incorporating popular early 20th century design elements.

The house exhibits features influenced by Craftsman and Bungalow design traditions: a side-gabled roof with moderate eaves, a front gabled dormer, full-width front porch, and two-story vertical proportions that distinguish it from typical one-story bungalows while retaining Craftsman design influences. The building displays a side-gabled roof with a front-facing gabled dormer that adds visual interest to the roofline and provides light and headroom to the upper story. The dormer features windows and contributes architectural character to the front elevation. The roof is covered with asphalt shingles appropriate to the period.

The exterior walls are clad in vinyl siding that covers the original exterior materials. The siding is painted in a neutral gray/beige color with darker teal/green trim that provides visual contrast. While the vinyl siding obscures original wall materials, the building's two-story Craftsman-influenced form remains intact and identifiable.

The most significant alteration to the building is the enclosure of what was originally an open front porch. The front elevation features a full-width screened porch that spans the entire first story facade. This enclosed porch maintains the porch's original footprint and location but has been converted from an open structure to a screened enclosure, likely for protection from insects while maintaining outdoor living space functionality. The screened porch retains the horizontal emphasis and prominent relationship to the street that characterized the original open porch design, which would have been a key Craftsman/Bungalow feature emphasizing indoor-outdoor connections and casual living. The foundation/base of the porch is painted in a contrasting teal/green color that coordinates with the window trim.

The full-width front porch (now enclosed) represents a character-defining feature of Craftsman and Bungalow-influenced architecture, reflecting the early 20th century emphasis on outdoor living spaces, casual family life, and connection between interior and exterior environments. Even in its enclosed form, the porch maintains its visual prominence and horizontal emphasis characteristic of Craftsman design.

The windows have been updated with vinyl replacement units but maintain appropriate double-hung configurations and proportions. Decorative shutters in dark teal/green frame selected window openings on the upper story and add traditional detailing. The gabled dormer features windows that provide light to the upper story.

The property occupies a prominent corner lot location that enhances its visibility and contribution to the streetscape. The corner lot setting allows the building to be viewed from multiple perspectives and provides generous yard space. Mature landscaping including ornamental trees (a shaped evergreen specimen is visible) and foundation plantings demonstrate ongoing care and horticultural investment. A well-maintained lawn surrounds the property.

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 and side yard areas.

Character-defining features include the two-story Craftsman-influenced form, the side-gabled roof with front gabled dormer, the full-width front porch (now enclosed with screens), the vertical proportions typical of larger Craftsman/Bungalow houses, the corner lot setting, and the overall early 1920s residential character that reflects Craftsman design influences.

This two-story, single-family residence with matching single car garage and garden shed is situated on Lot 117 in the Van Riper Sub. No. 1 and in 1941, the address was 29505 Evergreen 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, Oliver E., Case owned lot 28 of the Van Riper Subdivision No. 1; and the partially completed residence thereon, 354 Evergreen St.[2] In 1927, Oliver E., Case owned lot 117 of the Van Riper Subdivision No. 1 and the residence thereon, 354 Evergreen St; however, a notation in the tax liber shows that W.H, Peters purchased the property from Case.[3] In 1930, William H. & Ioda Peters were living at 354 Evergreen St., and William was employed as the Superintendent for the Lamp Plant.[4] In 1939, William & Ioda Peters and family were living at 29505 Evergreen.[5] In 1940, William & Ioda Peters and family were living at 29505 Evergreen St. and William was employed as a superintendent for auto factory.[6] In 1950, William & Ioda Peters resided at 29505 Evergreen; and William worked as Superintendent at an auto manufacturing plant.[7] William Henry Peters lived in Flat Rock until his death in 1982.[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 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant early 1920s residential development during the initial Ford Village Industries period and demonstrates the type of substantial middle-class housing that characterized Flat Rock's residential expansion during this transformative era.

Criterion A - Community Planning and Development: Built in 1925, 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 1925 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 two-story Craftsman-influenced form represents substantial family housing that provided more living space than typical one-story bungalows while incorporating popular Craftsman design elements. This larger-scale residential construction demonstrates the range of housing types available in early 1920s Flat Rock and indicates this property housed families with moderate means who required or desired more spacious accommodations. The two-story configuration provided multiple bedrooms upstairs while maintaining living spaces on the main floor, representing practical family-oriented housing.

The full-width front porch (now enclosed) would have been a significant feature emphasizing outdoor living and casual family life, reflecting Craftsman and Bungalow design principles that were widely popular in the 1920s. This design approach represented modern residential values emphasizing comfort, informality, and connection to nature and neighborhood.

The corner lot location indicates this was a prominent residential site that contributed to the neighborhood's visual character and streetscape. Corner lots often commanded premium value and provided enhanced visibility

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Oliver Case; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 124, entry for Oliver Case and W.H. Peters; 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 1B, dwelling 17, family 17, for William H. & Ioda Peters ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[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 3A, dwelling 44, for William & Ioda Peters and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 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 42, dwelling 443, for William & Ioda Peters ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-Y?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 43 of 58; United States. National Archives and Records Administration.

[8] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QGPB-DWHH : Tue Oct 08 23:20:54 UTC 2024), Entry for William H Peters and Marion Willis, 1982.

and yard space, suggesting this property represented solid middle-class housing for families with moderate means.

The property's continued residential use and maintained condition demonstrate the stability and longevity of Flat Rock's residential community. The ongoing care reflects the property's continued role in housing families and maintaining the neighborhood's residential character established during the Village Industries period.

The two-story form with side-gabled roof and front gabled dormer demonstrates Craftsman design influences adapted to a larger-scale house type. This represents the popularity of Craftsman aesthetic principles in the early 1920s and their application to various residential forms beyond the typical one-story bungalow. The vertical proportions distinguish this from pure bungalow types while maintaining Craftsman-influenced design elements.

The full-width front porch (now enclosed) represents a key Craftsman/Bungalow design feature emphasizing outdoor living, casual family life, and indoor-outdoor connections. Even in its enclosed form, the porch maintains its visual prominence and demonstrates the property's original design intent. Porch enclosures represent common alterations reflecting changing preferences for screened outdoor space.

The 1925 construction date places this property among the earliest Village Industries period development when Flat Rock was experiencing initial growth and residential expansion associated with Ford's industrial program. The property demonstrates the community's early transformation and the substantial housing that supported the growing population.

The prominent corner lot location enhances the property's contribution to the historic district streetscape and demonstrates typical residential development patterns that placed substantial houses on corner lots to define neighborhood character and provide enhanced yard space.

The two-story configuration represents more spacious family housing compared to smaller cottages and bungalows, demonstrating the range of residential options available in early 1920s Flat Rock and the presence of families with means to invest in larger homes.

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: The property remains on its original corner lot site at 29505 Evergreen, maintaining its prominent relationship to the surrounding neighborhood, street pattern, and corner lot visibility.

Design: The two-story Craftsman-influenced form with side-gabled roof and front gabled dormer remains intact. The vertical proportions, full-width front porch footprint (now enclosed), and overall building composition continue to express the property's original 1925 design intent and Craftsman-influenced character.

Setting: The property maintains its corner lot residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and enhanced by mature landscaping. The corner lot location preserves the property's prominent streetscape contribution and generous yard spaces. The detached garage in the rear yard maintains original site development patterns.

Materials: Vinyl siding has replaced original exterior wall materials, windows have been replaced with vinyl units, and the original open front porch has been enclosed with screens. However, the side-gabled roof form and front gabled dormer retain their configuration. The porch enclosure maintains the porch's original footprint.

Workmanship: The underlying two-story construction demonstrates building practices characteristic of 1920s residential development. The side-gabled roof and front gabled dormer construction reflects period craftsmanship. The substantial two-story frame construction continues to demonstrate early 1920s building techniques.

Feeling: Despite material changes and porch enclosure, the property continues to evoke the sense of early 1920s substantial residential housing with Craftsman influences. The two-story form with side-gabled roof, front dormer, full-width porch, and corner lot setting convey the building's 1925 construction date and early Village Industries period character.

Association: The property maintains its direct association with early 1920s 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, maintaining its connection to early Village Industries workforce housing.

The property retains integrity in 6 of 7 aspects, with only Materials being compromised through vinyl siding, window replacement, and porch enclosure. The building's form, massing, roof configuration, porch footprint,

and corner lot setting remain intact, allowing it to convey its significance as early 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 roof configuration with side gable and front dormer, maintained full-width porch footprint (though enclosed), corner lot setting, and continued residential use allow it to communicate its role in Flat Rock's early residential development during the initial Village Industries period.

The vinyl siding, window replacement, and porch enclosure, while compromising material integrity, do not prevent the property from conveying its significance as substantial early 1920s housing with Craftsman influences. The building's form, roof configuration, porch footprint, and corner lot 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.

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

Despite material alterations, the property retains sufficient integrity to contribute to the Flat Rock Historical District under Criterion A. The intact two-story form, preserved roof configuration, maintained porch footprint, prominent corner lot setting, and continued residential use allow the property to convey its significance as early 1920s substantial housing with Craftsman influences that supported the Ford Village Industries community during the initial 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.

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_135_05_0117_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29525 Evergreen [350 Evergreen]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0119_000 Lots 119 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090434		Long: -83.2817781		
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	1927
Architectural Style	Dutch Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Gambrel Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding/Red Shake Shingles
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
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 ☒ Addition Moved ☐ Date(s):
Current/Common Name	29525 Evergreen
Historic/Original Owner	Foster Bidwell
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	

Survey Date	7 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/201

Narrative Architectural Description

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

This 1927 Dutch Colonial/Colonial Revival residence is a 1.5-story gambrel-roof dwelling situated on a prominent corner lot on Evergreen Street in Flat Rock. The building exhibits characteristics consistent with catalog or kit house construction and represents high-quality pre-Village Industries residential development that demonstrates the established community character existing before Ford's industrial transformation. Despite material alterations and a rear addition, the property retains its distinctive architectural form, prominent gambrel roof profile, and overall character-defining massing that clearly convey its 1927 construction and Dutch Colonial residential style.

The house features a **gambrel roof**—the defining characteristic of Dutch Colonial residential architecture. The gambrel roof form, with its distinctive double-sloped profile (steep lower slope, gentle upper slope), creates the expansive upper-level living space that made this architectural type popular in the 1920s. The gambrel roof's profile is clearly visible in both photographs and represents the property's most important character-defining feature. A brick chimney rises from the roofline, indicating original heating systems and adding vertical architectural interest.

A prominent **front gable entry projection** extends from the main gambrel roof mass, creating the sheltered entrance area with integrated front porch beneath a gable roof. This front gable projection is a characteristic feature of many Dutch Colonial designs, providing both functional weather protection for the entry and architectural emphasis on the primary facade. The gabled entry creates depth and shadow on the facade, enhancing architectural interest and demonstrating the sophisticated massing typical of Dutch Colonial design.

Exterior Materials:

The building exhibits a distinctive **two-tone siding treatment** that creates visual interest and emphasizes the gambrel roof form:

- **Upper level (gambrel slopes)**: Wood shingle siding in a red/burgundy color creates texture and draws attention to the distinctive roof profile. The wood shingle material, whether original or replacement, maintains the traditional appearance appropriate to Dutch Colonial design, which often featured contrasting materials or decorative shingles on the gambrel slopes.
- **Lower level**: Aluminum siding in a light color (white or cream) provides contrast with the darker upper level and creates a clearly articulated base for the building.

This two-tone treatment, while possibly representing material alterations from original construction, maintains the visual hierarchy and architectural character typical of Dutch Colonial houses, which often featured contrasting materials or paint treatments to emphasize the distinctive gambrel roof form.

The fenestration consists of vinyl double-hung sash windows arranged in a regular, symmetrical pattern. While representing replacement of original wood windows, the window openings appear to maintain their original locations, proportions, and organization. The front facade displays a balanced composition with windows flanking the central entry projection. The upper level gambrel contains windows providing light and ventilation to the upper-story living spaces—one of the practical advantages of the gambrel roof form which created generous headroom compared to standard gable roofs.

The front gable projection shelters the main entrance and creates a partially-covered porch area with white railings and steps. This entry configuration provides the traditional covered approach typical of 1920s residential architecture while integrating seamlessly with the gambrel roof mass. The white railings and trim create visual emphasis on the entry and complement the light-colored lower-level siding.

The foundation consists of concrete block construction, which was becoming standard for residential building in the late 1920s as concrete block manufacturing improved and became more economical. The concrete block foundation represents the modern construction methods that were supplanting earlier stone and brick foundations during this transitional period.

The property includes a rear addition that extends the building's footprint beyond the original 1927 construction. Rear additions are common and generally acceptable alterations to historic residential properties.

The addition is visible in the side/oblique photograph and appears to be integrated with the original structure while remaining subordinate to the primary gambrel-roof mass.

The property occupies a **prominent corner lot**, which enhances its visibility and architectural presence within the neighborhood. Corner lot positioning was often reserved for substantial or architecturally distinctive houses,

and the Dutch Colonial design with its dramatic gambrel roof profile takes advantage of the enhanced visibility from multiple street approaches. The corner lot placement demonstrates the property's importance within the residential development pattern.

The lot features mature landscaping including foundation plantings, lawn, and what appears to be well-maintained residential grounds. The detached garage at the rear of the property represents typical residential property development and automobile accommodation characteristic of homes from this period.

The property exhibits several characteristics suggesting it may be a catalog or kit house. Further research in catalog house company archives could potentially identify this property's specific model and manufacturer, which would add another layer of architectural and social significance.

Character-defining features include the exceptional 1928 construction date immediately before Village Industries establishment, the distinctive gambrel roof form characteristic of Dutch Colonial style, the integrated front gable entry projection, the two-tone siding treatment emphasizing roof form, the symmetrical facade composition, the concrete block foundation representing late 1920s construction methods, the prominent corner lot placement, the rear addition representing residential evolution, the detached garage accommodating automobile storage, and the possible catalog/kit house origins representing democratization of quality 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 1927, F.D. Bidwell owned lot 119 of the Van Riper Subdivision No. 1 and the residence thereon, 350 Evergreen St.[1] In 1930, Foster D. & Freda Bidwell were living at 350 Evergreen St., and Foster was employed as a Yardmaster for the Railroad.[2] In 1936, Foster D. Bidwell and family were living at 350 Evergreen.[3]
In 1939, Eugene & Ruth Bishop and family were living at 29525 Evergreen.[4] In 1940, Don & Mayme Young and daughters were living at 29525 Evergreen St., and he was employed as a conductor for railroad.[5] In 1942, Orvil D. Ayers, of E. Lansing, owned lot 119 of Van Riper Subdivision No. 1; and the residence thereon.[6] In 1950, Bertha Greenwalt and family resided at 29525 Evergreen; and Bertha worked as a cook for the cafeteria in the electric power plant.[7] In 1971, Rev. Stanley Norton resided at 29525 Evergreen St.[8]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 124, entry for F.D. Bidwell; original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 11, family 11, for Foster D. & Freda Bidwell ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1936)** unpaginated, folder: Flat Rock Directories (1917-1946), item 12; 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, enumeration district (ED) 82-1, sheet 3A, dwelling 45, for Don & Mayme Young and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3. pg. 633, entry for Orvil J. Ayers; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 422, for Bertha Greenwalt and family; 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.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. 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 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry** and **Criterion C for Architecture**. Built immediately before Ford's Village Industries establishment, the property represents high-quality pre-existing residential development and demonstrates the substantial housing stock that contributed to Flat Rock's attractiveness for industrial investment. The distinctive Dutch Colonial architecture with gambrel roof represents a sophisticated residential style that was popular in the late 1920s and may represent catalog house construction.

Criterion A - Community Planning and Development:

Constructed in 1927 immediately before Village Industries development, this substantial Dutch Colonial residence demonstrates several important aspects of community planning and pre-industrial character:

The property represents the high-quality residential development already present in Flat Rock before Ford's arrival. The sophisticated Dutch Colonial design with its distinctive gambrel roof indicates substantial investment in residential construction and suggests the presence of middle-class or upper-working-class residents who could afford well-designed, modern housing. This residential quality likely contributed to Ford's selection of Flat Rock for Village Industries facilities, as the existing housing stock demonstrated community stability and provided immediate residential capacity.

The property's placement on a corner lot reflects deliberate community planning where prominent sites were developed with architecturally distinctive residences. This planning pattern created visual interest and architectural landmarks within residential neighborhoods, contributing to community identity and pride.

The 1927 construction date represents the final year of the prosperous 1920s before the Great Depression and captures the optimism and residential investment characteristic of this period. Properties built in 1928 embody the confidence in economic stability and future prosperity that characterized the late 1920s, making them significant markers of this transitional moment in American history.

The property's detached garage represents the increasingly standard automobile accommodation that characterized late 1920s residential development. By 1927, automobile ownership was becoming universal among middle-class families, and residential planning incorporated vehicle storage as essential infrastructure rather than optional luxury.

Criterion A - Industry (Pre-Village Industries Foundation):

The property's significance relates to Village Industries through its demonstration of pre-existing community quality that attracted Ford's investment. When Ford began establishing Village Industries in the late 1920s and early 1930s, the company sought communities with certain characteristics including established residential neighborhoods, community stability, and existing infrastructure. This 1927 Dutch Colonial residence exemplifies the substantial housing that demonstrated Flat Rock's readiness for industrial development and provided immediate housing capacity for supervisory personnel or established residents who would work at Village Industries facilities.

Criterion C - Architecture:

The property represents an excellent example of Dutch Colonial/Colonial Revival residential architecture with the distinctive gambrel roof form that defines this popular 1920s style. The architectural significance encompasses multiple aspects:

The gambrel roof represents the defining characteristic of Dutch Colonial residential design and demonstrates the sophisticated roof framing techniques necessary to create the distinctive double-sloped profile. The gambrel form provided practical advantages (maximized upper-level living space with generous headroom) while creating distinctive architectural character that made homes instantly recognizable and visually appealing.

The front gable entry projection demonstrates sophisticated massing that integrates functional covered entrance with the overall gambrel roof form. This integration reflects skilled design that balanced practical needs with aesthetic coherence.

The contrasting siding materials and colors (wood shingles on gambrel, aluminum siding on lower level) emphasize the distinctive roof form and create visual interest. Whether original or evolved, this treatment maintains the architectural hierarchy typical of well-designed Dutch Colonial houses.

The balanced facade organization reflects the Colonial Revival influence and demonstrates the design principles that made this architectural type appealing to 1920s homebuyers seeking both modern convenience and traditional aesthetic values.

If confirmed as a catalog house through additional research, the property would gain additional architectural and social significance. Catalog houses represented innovation in American residential construction, making well-designed, modern housing accessible to middle-class families through standardized plans and pre-cut materials delivered by mail order. The property's characteristics—standardized gambrel form, balanced composition, quality details, 1928 construction date—are consistent with catalog house origins and warrant further archival research.

Integrity Assessment:

Despite material alterations including siding replacement, window updates, and rear addition, the property retains strong integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original prominent corner lot location. Most critically, the essential design—including the distinctive gambrel roof profile, front gable entry projection, overall massing, and symmetrical organization—remains intact. The gambrel roof form, as the most character-defining feature, is completely preserved and immediately identifies the building as a Dutch Colonial residence. The workmanship is evident in the maintained gambrel roof framing and overall structural soundness. The setting maintains the residential character and corner lot prominence. The property conveys strong feeling of late 1920s residential quality and maintains clear association with pre-Village Industries community development.

The property has compromised integrity of materials due to siding and window replacements, but these alterations are reversible and do not obscure the building's essential 1928 Dutch Colonial character. The distinctive gambrel roof form—the property's most important architectural feature—remains completely intact, ensuring that the building continues to read as a Dutch Colonial residence despite material updates.

The rear addition, while altering the building's footprint, is subordinate to the primary gambrel-roof mass and maintains the character-defining front facade intact. Rear additions are generally acceptable within historic preservation standards when they do not compromise the building's street presence or primary architectural features.

The 1928 construction date places this property at a critical transitional moment—the eve of both the Great Depression and Ford's Village Industries establishment. The property represents the culmination of 1920s residential development patterns before these transformative forces reshaped American communities.

The Dutch Colonial/gambrel roof style enjoyed peak popularity in the 1920s as Americans embraced Colonial Revival architecture while seeking modern floor plans and expanded living space. The gambrel roof provided the practical advantage of generous upper-level headroom within a 1.5-story building, making it economical while providing the space of a full two-story house.

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

The property's distinctive gambrel roof form makes it one of the most architecturally recognizable residences in the district. The dramatic roof profile creates a landmark quality that contributes significantly to neighborhood character and community identity. Preservation of the gambrel roof form should be the highest priority for maintaining the property's historic character and contributing status.

Within the Flat Rock Historical District, this property represents the Dutch Colonial/gambrel roof residential type—a style that was popular nationwide in the 1920s but is less common than other residential forms in the district. The property's distinctive architectural character provides important stylistic diversity within the district's residential fabric and represents the range of housing types available in late 1920s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520: accessed 11 June 2025), parcel number 58_135_05_0119_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29533 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0120_000 Lots 120 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0902965		Long: -83.2817888		
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
Building Form	1.5 Story Rectilinear
Roof Form	Catslide w/Front Facing Dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block/Permastone
Window Materials	Vinyl Replacements
Window Type	Picture/Double Hung/Sliding
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	1925-1975 (within district's 1920-1975 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/Siding Moved ☐ Date(s):
Current/Common Name	29533 Evergreen
Historic/Original Owner	Mrs. Minnie Von Moll [Romulus, Michigan]
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	7 Oct 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 with a distinctive catslide roof extension, situated on Evergreen Street in Flat Rock. The building exhibits characteristics consistent with catalog or kit house construction and represents high-quality pre-Village Industries residential development. The property features the practical yet attractive design elements typical of late 1920s Craftsman bungalows, including varied roof forms, mixed siding materials, and horizontal emphasis. Despite material alterations, the property retains its essential architectural form, distinctive roof configuration, and overall character that clearly convey its 1928 construction and Craftsman bungalow character.

The house features a complex **side gable roof with catslide extension**—the property's most distinctive architectural characteristic. The catslide roof (also called a saltbox roof on one side) extends the rear slope of the side gable roof down to a lower eave height, creating additional covered space and distinctive asymmetrical profile. This catslide extension is clearly visible in the photograph, where the extended roof slope covers what appears to be a side porch or expanded living space. The catslide roof form represents an economical design strategy that provided additional shelter and usable space without requiring full second-story construction, making it popular in bungalow designs of the 1920s.

A **front-facing gable dormer** projects from the main roof slope, providing light, ventilation, and headroom for upper-level living space. The dormer features wood shingle siding that creates textural contrast with the smooth siding on the main walls. This dormer configuration is characteristic of Craftsman bungalow design and represents the style's emphasis on varied rooflines and interesting massing.

A brick **chimney** rises prominently from the roofline, indicating the original heating system and adding vertical architectural interest that balances the horizontal emphasis of the bungalow form.

The building exhibits a **two-tone siding treatment** that creates visual interest and emphasizes architectural elements:

- **Main walls**: Aluminum siding in a light color (appearing cream or light green in the photograph) provides the primary exterior surface
- **Gable ends and dormer**: Wood shingle siding creates textural contrast and draws attention to the roof elements

This mixed-material approach, whether original or evolved through alterations, maintains the Craftsman aesthetic principle of using varied materials and textures to create visual interest. Craftsman bungalows frequently featured contrasting materials on gable ends, dormers, and other architectural features to emphasize the building's articulated massing.

The foundation appears to consist of **stone veneer over concrete block**, visible at the base of the building. The stone veneer provides a substantial, textured appearance characteristic of Craftsman design, which emphasized natural materials and rustic aesthetic qualities. The use of stone (or stone veneer) at the foundation level grounds the building visually and creates material variety that was highly valued in Craftsman architecture.

The property features a front porch that appears to be covered by the catslide roof extension or integrated into the main building mass. The porch provides the essential covered outdoor living space that was central to bungalow design philosophy, emphasizing indoor-outdoor connection and informal residential living. The porch configuration demonstrates the practical design strategies of late 1920s bungalow construction, where porches were often integrated into the main roof structure rather than added as separate elements.

The windows consist of aluminum sliding and double-hung sash units that have replaced the original wood windows. The photograph shows what appears to be a large window grouping on the front facade—possibly a multi-unit window configuration that provides abundant natural light to interior living spaces. The generous window sizing and placement reflect bungalow design principles emphasizing natural light and visual connection between interior and exterior spaces.

The front dormer contains windows that provide light and ventilation to upper-level rooms, demonstrating the functional importance of dormers in creating usable second-story space within the bungalow's compact footprint.

The catslide roof extension is particularly noteworthy as it represents a distinctive variation on standard bungalow roof forms. This roof form connects the property to regional building traditions, as catslide roofs were

used in various contexts throughout American vernacular architecture. The application to a 1920s bungalow demonstrates the continuing evolution and adaptation of traditional roof forms to modern residential styles.

The property features a concrete driveway leading to the detached garage at the rear of the lot. This automobile accommodation was becoming standard in residential construction by 1928, reflecting the near-universal automobile ownership among middle-class families and the integration of vehicle storage into residential property planning.

The property occupies a standard residential lot with lawn and foundation plantings. The mature landscaping and maintained grounds demonstrate the property's continued residential use and integration into the established neighborhood fabric. The adjacent property visible at left (the Dutch Colonial gambrel-roof house at 29525 Evergreen Street) demonstrates the diverse architectural character of late 1920s residential development in Flat Rock.

The property exhibits several characteristics suggesting potential catalog or kit house origins. Further research in catalog house company archives could potentially identify whether this property matches a specific catalog model, which would add another layer of significance related to mail-order housing and the democratization of architectural design.

Character-defining features include the 1925 construction date placing it immediately before Village Industries establishment, the distinctive catslide roof extension creating asymmetrical profile, the front-facing gable dormer with wood shingle siding, the side gable main roof form, the two-tone siding treatment with textural contrast, the stone veneer/concrete block foundation, the integrated front porch under catslide extension, the brick chimney, the horizontal emphasis typical of bungalow design, the detached garage accommodating automobile storage, the possible catalog/kit house origins, and the overall Craftsman bungalow character representing late 1920s residential architecture.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 120 in the Van Riper Sub. No. 1 and in 1941, the address was 29533 Evergreen St.[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 1925, Mrs. Minnie Von Moll owned lot 31* in the Van Riper Subdivision No.1; and the residence thereon, 412 Evergreen St.[2] In 1939, William & Ann Wilson were living at 29533 Evergreen.[3] In 1939, John & Gracella Kiwak and family were living at 29533 Evergreen.[4] In 1940, Emil & Bertha Schwab and family were living at 29533 Evergreen St., and Emil was employed as an Engineer for High School.[5] In 1942, Mrs. Minnie Von Moll owned lot 120 in the Van Riper Subdivision No.1; and the residence thereon, 29533 Evergreen St.[6] In 1950, Emil & Bertha Schwab resided at 29533 Evergreen; and Emil worked as a pumper for the oil refinery.[7] In 1971, Albert H. Baker resided at 29533 Evergreen St.[8]

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Mrs. Von Moll and lot 31; 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] [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, enumeration district (ED) 82-1, sheet 3A, dwelling 46, for Emil & Bertha Schwab and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3 pg. 633, entry for Minnie Von Moll; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 442, for Emil & Bertha Schwab ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. 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 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry** and **Criterion C for Architecture**. Built immediately before Ford's Village Industries establishment, the property represents high-quality pre-existing residential development with distinctive Craftsman bungalow design featuring an unusual catslide roof extension. The property demonstrates the substantial and architecturally varied housing stock that existed in Flat Rock prior to industrial transformation.

Criterion A - Community Planning and Development:

Constructed in 1925 on the eve of Village Industries development, this Craftsman bungalow demonstrates several important aspects of pre-industrial community character:

The property represents the well-designed, substantial residential construction already present in Flat Rock before Ford's arrival. The distinctive catslide roof form and mixed-material treatment indicate investment in architecturally interesting housing rather than purely utilitarian construction. This residential quality demonstrated community stability and provided immediate housing capacity that likely contributed to Ford's selection of Flat Rock for Village Industries facilities.

The 1925 construction represents the culmination of 1920s residential expansion in Flat Rock. Properties built in this final year before the Depression capture the optimism and residential investment characteristic of the late 1920s prosperity period, making them significant markers of this transitional moment when communities were poised for transformation by both economic crisis and industrial development.

The property represents the Craftsman bungalow type that dominated American residential construction from approximately 1905-1930. By 1925, bungalow design had evolved to include numerous variations like the catslide roof seen here, demonstrating the maturity and diversity of this residential type at the end of its peak popularity period.

The detached garage and concrete driveway represent the complete integration of automobile accommodation into residential planning by 1925. This infrastructure demonstrated the modern character of Flat Rock's residential development and the community's adaptation to automobile-oriented lifestyles.

Criterion A - Industry (Pre-Village Industries Foundation):

The property's significance relates to Village Industries through its demonstration of pre-existing community quality. The substantial Craftsman bungalow with its distinctive architectural features exemplifies the residential development that made Flat Rock attractive for industrial investment. The property likely housed established residents or could have accommodated supervisory personnel when Village Industries operations began, demonstrating how existing housing stock supported industrial workforce needs.

Criterion C - Architecture:

The property represents a notable example of Craftsman bungalow architecture with the distinctive feature of a **catslide roof extension**—a relatively uncommon roof variation that adds architectural interest and demonstrates design innovation within the bungalow tradition. The architectural significance encompasses multiple aspects:

The catslide roof extension represents the property's most distinctive architectural feature and demonstrates adaptive design within the bungalow tradition. The extended rear slope creates covered space economically while producing asymmetrical massing that adds visual interest. This roof form is less common than standard gable or hip roof bungalows, making the property architecturally notable within the district's residential fabric.

The property exhibits characteristic Craftsman bungalow design elements including:

- Varied rooflines (side gable with catslide and front dormer)
- Mixed materials creating texture and visual interest
- Horizontal emphasis in overall massing
- Integration of porch space into main building mass

- Stone foundation providing natural material aesthetic
- Generous windows emphasizing light and openness

The property demonstrates successful integration of multiple architectural elements—catslide roof, front dormer, mixed siding materials, stone foundation—into a cohesive and visually appealing composition. This integration reflects either skilled vernacular building traditions or well-designed catalog house plans.

The catslide roof form connects the property to broader regional and historical building traditions. While most commonly associated with Colonial-period saltbox houses in New England, the catslide concept was adapted to various building types across American architectural history. Its application to a 1920s Craftsman bungalow demonstrates the persistence and evolution of traditional roof forms in modern contexts.

The contrasting siding materials (aluminum on main walls, wood shingles on gable/dormer) emphasize the building's articulated massing and create visual hierarchy. Whether original or evolved, this treatment maintains Craftsman aesthetic principles valuing material variety and textural interest.

If confirmed as a catalog house, the property would gain additional significance for democratizing architectural design and representing mail-order housing innovation. The catslide roof feature might help identify a specific catalog model, as companies sometimes featured distinctive variations to differentiate their offerings. Research in catalog house archives (particularly Sears, Aladdin, and Gordon-Van Tine) could reveal whether this property matches a documented design.

Integrity Assessment:

Despite material alterations including siding and window replacements, the property retains strong integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original location within the established residential neighborhood. Most critically, the essential design—including the distinctive catslide roof extension, front gable dormer, overall bungalow massing, and integrated porch space—remains intact. The catslide roof form, as the most distinctive architectural feature, is completely preserved and continues to define the building's character and visual identity.

The workmanship is evident in the maintained roof framing supporting the complex catslide configuration and the overall structural soundness after nearly 100 years. The setting maintains the residential character typical of late 1920s neighborhood development. The property conveys strong feeling of a late 1920s Craftsman bungalow and maintains clear association with pre-Village Industries residential development.

The property has compromised integrity of materials due to siding and window replacements, but these alterations are reversible and do not obscure the building's essential 1928 Craftsman character. The distinctive catslide roof form remains the dominant visual element, ensuring that the building continues to read as a Craftsman bungalow with unusual roof configuration despite material updates to wall surfaces and windows.

The 1928 construction date captures a pivotal moment—the final year of 1920s prosperity before the Depression and the eve of Village Industries establishment that would transform Flat Rock. Properties from 1928 embody the optimism and residential investment characteristic of the late 1920s while standing on the threshold of dramatic economic and industrial changes that would reshape American communities.

By 1928, the Craftsman bungalow style had evolved considerably from its early 20th-century origins. Late 1920s bungalows often featured variations and adaptations—like this property's catslide roof—that demonstrated the maturity of the type and builders' experimentation with roof forms, materials, and spatial configurations. The property represents the sophisticated phase of bungalow development when the type had become so familiar that distinctive variations emerged to create architectural individuality.

Within the Flat Rock Historical District, this property's catslide roof extension makes it architecturally distinctive. While the district contains numerous bungalows and Craftsman-influenced residences, the catslide roof variation is relatively uncommon, giving this property particular architectural interest. The property contributes to the district's architectural diversity by representing a less common variation within the popular bungalow tradition.

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

The catslide roof extension elevates this property above typical bungalow examples by demonstrating design innovation and creating distinctive visual character. This architectural variation makes the property particularly

valuable for representing the diversity of residential design approaches within the late 1920s Craftsman bungalow tradition.

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); citing parcel number 58 135 05 0120 000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29619 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0121_000 Lots 121 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0899286		Long: -83.2818337		
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	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Sliding/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	Architecture; Community Planning and Development; Industry; Social History					
Period(s) of Significance	1949-1975 (within district's 1920-1975 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	29619 Evergreen St.					
Historic/Original Owner	Nick & June "Laura" Jabe					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Nick Jabe					
Builder/Contractor	Nick Jabe					

Survey Date	12 Oct 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 custom brick ranch residence is an exceptional example of early post-World War II suburban housing constructed during the immediate post-war housing boom. Situated on Evergreen Street in Flat Rock, the property represents high-quality permanent residential construction from the pivotal period when ranch house architecture was establishing dominance in American suburban development. The building exhibits outstanding material integrity with comprehensive brick veneer exterior, integrated attached garage, and characteristic ranch house design elements including horizontal massing, hip roof with broad eaves, and emphasis on single-story living.

The house exemplifies **classic ranch house architecture** with its distinctive horizontal emphasis, low-slung profile, and single-story form that became synonymous with post-war American suburban living. The building stretches across its lot with elongated rectangular massing that creates the characteristic horizontal line defining ranch house aesthetics. This horizontal orientation represented a dramatic shift from earlier vertical residential forms (two-story houses, bungalows) and embodied modernist architectural principles emphasizing integration with the landscape and informal living patterns.

The **hip roof** with its four slopes meeting at a central ridge creates the sheltering, pyramidal form that was popular in ranch house design. The hip roof provides several practical advantages including:

- Even distribution of structural loads
- Enhanced wind resistance compared to gable roofs
- Consistent eave depth on all sides creating uniform weather protection
- Modernist aesthetic with clean, uncluttered rooflines

The **broad overhanging eaves** are particularly notable and represent a character-defining feature of ranch house design. These generous eaves serve multiple functions:

- Weather protection for walls and windows
- Creation of deep shadow lines emphasizing horizontal character
- Passive solar control reducing summer heat gain
- Visual connection to Prairie School and modernist architectural traditions
- Aesthetic emphasis on the sheltering, protective quality of the roof

The property's most significant architectural feature is its **complete brick veneer exterior**, which represents high-quality post-war residential construction and demonstrates substantial investment in permanent, durable building materials. The comprehensive brick treatment provides:

Brick veneer was among the most expensive exterior finish options in 1949, significantly more costly than wood siding, asphalt shingles, or other alternatives. The choice of full brick veneer indicates the owner's financial resources and commitment to quality, permanent construction.

Brick provided superior durability, fire resistance, low maintenance, and weather protection compared to alternative materials. In the context of post-war housing when material quality varied widely due to shortages and cost pressures, brick construction represented premium residential building.

The brick exterior creates visual substance and permanence while providing textured surface interest. The brick's warm color (appearing reddish-brown in the photograph) and masonry bond pattern create traditional material character that balanced the ranch house's modern horizontal form.

The brick veneer demonstrates skilled masonry work including consistent coursing, uniform mortar joints, and quality construction techniques. The condition of the brickwork after 75+ years testifies to construction quality.

In 1949, full brick veneer represented upward mobility and prosperity, distinguishing custom homes from more economical tract housing. The brick exterior signaled the owner's economic success and professional or skilled worker status within the community.

A defining feature is the **integrated attached garage** that forms part of the main building mass rather than being a separate structure. The attached garage represents a revolutionary innovation in post-war residential design and embodies several significant developments:

The attached garage physically integrated automobile storage into the home's living space, reflecting the central role of automobiles in post-war suburban life. This integration marked a fundamental shift from earlier patterns where garages (if present) were detached outbuildings.

Attached garages provided weather-protected access between car and home, representing modern convenience and the increasing importance of automobile-oriented lifestyles. This feature was particularly valued in Michigan's climate with harsh winters.

The garage is seamlessly incorporated into the building's overall massing and roofline, demonstrating sophisticated design that unified functional and living spaces. The integration creates a cohesive architectural composition rather than the additive appearance of separately-constructed elements.

Attached garages were relatively new in 1949, having emerged as a standard ranch house feature in the late 1940s. This property represents early adoption of this design innovation that would become universal in suburban housing.

Integration of the garage into the main structure utilized building footprint efficiently and created opportunities for interior access and storage spaces.

The windows consist of **aluminum horizontal sliding units** arranged in regular patterns across the facade. The sliding window type represents post-war technological innovation and ranch house design preferences:

Sliding windows reinforce the ranch house's horizontal character through their wide, low proportions. The horizontal window orientation echoes and emphasizes the building's overall horizontal massing.

Aluminum sliding windows represented modern building technology in 1949, offering maintenance-free operation, durability, and contemporary aesthetic. These windows were becoming standard in quality ranch house construction.

The generous window sizing provides abundant natural light and creates visual connection between interior and exterior spaces—a key principle of ranch house design philosophy emphasizing indoor-outdoor living.

The clean lines and minimal profiles of aluminum sliding windows complemented ranch house modernist sensibilities, avoiding the historical references of traditional double-hung windows.

The foundation consists of concrete construction typical of ranch house building, supporting the single-story form and enabling the slab-on-grade or crawl space construction that eliminated traditional basements. This foundation system represented modern construction methods that reduced building costs while maintaining structural integrity.

The property occupies a generous lot with extensive lawn areas and mature trees that create the parklike suburban setting characteristic of quality post-war residential development. The mature landscaping, including large deciduous trees and foundation plantings, demonstrates the property's established character and long-term residential stability. The broad, open lawn reflects the ranch house aesthetic of horizontal landscapes complementing horizontal architecture.

The **wide concrete driveway** leading to the attached garage represents substantial site development and automobile accommodation infrastructure. The driveway's generous width suggests it may accommodate multiple vehicles, reflecting the increasing multi-car ownership patterns that emerged in the 1950s-1960s.

The property appears to occupy a prominent corner or large lot based on the expansive lawn visible in the photograph. This lot configuration enhances the building's visibility and provides the generous setbacks and open landscape that ranch house design favored.

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, Nick & June Jabe and their children resided at 29619 Evergreen; and Nick worked as a cashier for the bank.[1] In 1971, Nick Jabe resided at 29619 Evergreen St.[2]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 441, for Nick & June Jabe and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. 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 1949 property is recommended as **Contributing to the Flat Rock Historical District** and possesses qualities supporting **Individual Eligibility for the National Register** under **Criterion A for Community Planning and Development, Industry, and Social History** and **Criterion C for Architecture**. As an exceptional example of early post-war custom brick ranch construction with outstanding material integrity, the property represents the resumption of high-quality residential building following World War II and demonstrates the emergence of ranch house architecture as the dominant American residential form.

Criterion A - Community Planning and Development:

Built in 1949, this custom brick ranch represents Flat Rock's participation in the massive post-war suburban housing boom that transformed American residential patterns. The property demonstrates several important aspects of community development:

The 1949 construction date places this property at the beginning of the most intensive residential construction period in American history (1949-1973). After nearly two decades of minimal housing construction during the Depression (1930-1940) and World War II (1941-1945), the late 1940s marked the explosive resumption of residential building. This property represents the early phase of this transformative boom when quality construction resumed and suburban development patterns emerged.

The property's brick veneer construction and custom design demonstrate that Flat Rock's post-war housing market included high-quality, individually-designed residences alongside more economical tract housing. This housing diversity attracted and retained professional and skilled workers who contributed to community stability and economic strength.

The ranch house form with integrated attached garage, generous lot, and automobile-oriented site planning represents the suburban development pattern that would dominate American community growth for three decades. This property captures the establishment of these patterns at their origin point in the late 1940s.

The attached garage and wide driveway represent the complete integration of automobiles into residential planning and daily life. By 1949, automobile-oriented design had become essential for new housing, and this property exemplifies this transformation in community development patterns.

Criterion A - Industry and Worker Housing:

The property's significance relates to Ford's Village Industries through its representation of high-quality housing available to supervisory personnel, skilled workers, or established residents employed at industrial facilities. The substantial investment in brick construction and custom design suggests the owner possessed economic resources consistent with skilled industrial employment or professional/supervisory positions:

The 1949 construction coincides with the post-war period of industrial prosperity when skilled workers in manufacturing achieved unprecedented economic security and upward mobility. The custom brick ranch represents the fulfillment of prosperity promises—homeownership in quality, modern housing that symbolized achievement of middle-class American Dream.

High-quality housing like this custom brick ranch contributed to workforce stability by attracting and retaining skilled employees. Communities with diverse, quality housing options could compete effectively for industrial workers in the tight labor market of the late 1940s and 1950s.

The property's construction quality indicates the economic strength of Flat Rock's industrial economy in 1949. The willingness and ability of residents to invest in expensive brick construction demonstrated confidence in continued economic prosperity and stable industrial employment.

Criterion A - Social History:

The property embodies multiple significant social history themes:

The 1949 custom brick ranch represents the optimism and prosperity of the immediate post-war period when Americans invested confidently in modern, permanent housing after years of Depression-era economic hardship and wartime sacrifice. The substantial investment in brick construction symbolized renewed confidence in economic stability and future prosperity.

The ranch house form represented revolutionary changes in American domestic life including informal living patterns, indoor-outdoor integration, single-story convenience, and automobile-centered daily routines. This property captures the establishment of suburban lifestyle patterns that would define American middle-class culture for decades.

While brick veneer represented premium construction, the ranch house form itself was fundamentally democratic—providing modern, comfortable housing in a style that was adaptable across income levels. This property's custom quality demonstrates that even modest communities like Flat Rock could support diverse housing markets including premium custom homes.

Ranch houses reflected changing patterns in domestic life including more casual entertaining, reduced domestic service, and design oriented toward family living rather than formal social protocols. The single-story plan facilitated housework in an era when most families no longer employed domestic help, while the attached garage acknowledged women's increasing role as drivers.

The property represents an exceptional example of early post-war ranch house architecture with outstanding material integrity and design quality. The architectural significance encompasses multiple aspects:

The 1949 construction places this property within the formative period of ranch house architecture (1945-1955) when the type was establishing dominance but had not yet been standardized into tract housing formulas. Early ranch houses often exhibited higher quality materials and more individualized design than later mass-produced versions.

The comprehensive brick veneer exterior represents exceptional construction quality rarely seen in late 1940s ranch houses. Most ranch houses of this era featured wood siding, asbestos shingles, or other economical materials. The full brick treatment elevates this property to premium status and demonstrates exceptional material integrity.

The seamless integration of the attached garage into the overall building composition demonstrates sophisticated design that unified functional and aesthetic considerations. This integration required careful planning and skilled execution to create architectural coherence.

The property retains outstanding integrity with original brick veneer completely intact, original aluminum sliding windows (or period-appropriate replacements), original roof form and eave configuration, and original integrated garage. This level of material preservation for a 75+ year old building is exceptional and makes the property invaluable for understanding authentic post-war ranch house design and construction.

The property demonstrates high-quality workmanship evident in the brick veneer masonry, the maintained roof structure and eaves, the integrated garage construction, and the overall structural soundness after 75+ years.

The exceptional brick veneer construction, outstanding material integrity, early ranch house construction date (1949), custom design quality, and representation of significant post-war housing themes support consideration for individual National Register eligibility in addition to contributing status within the district. The property represents a particularly high-quality example of its type and possesses architectural distinction that transcends its role as one component of the district.

Integrity Assessment:

The property exhibits exceptional integrity in all seven aspects. The building remains in its original location within the established residential neighborhood. The design—including ranch house form, hip roof with broad eaves, horizontal massing, integrated garage, and overall composition—remains intact. The materials demonstrate outstanding preservation with original brick veneer completely intact, original window type (aluminum sliding) preserved, and original roof form maintained. The workmanship is evident in quality brick masonry and maintained construction after 75+ years. The setting preserves the suburban residential character with mature landscaping and generous lot. The property conveys strong feeling of late 1940s post-war prosperity and maintains clear association with post-war suburban development and ranch house architecture.

The 1949 construction date is particularly significant as it represents the pivotal moment when post-war housing construction resumed at scale following wartime restrictions. Properties built in 1949 capture the transition from wartime austerity to peacetime prosperity and demonstrate the establishment of suburban development patterns that would transform American residential architecture and community planning for three decades.

The ranch house emerged as America's dominant residential form between 1945-1970, with approximately 90% of new suburban construction adopting this type during peak years. This property's 1949 construction places it at the beginning of this dominance, representing the ranch house's emergence rather than its later ubiquity. Early ranch houses often exhibited higher construction quality and more custom design features than later mass-produced versions, making pre-1955 examples like this property particularly significant.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for INDIVIDUAL ELIGIBILITY to the National Register.

Within the Flat Rock Historical District, this property represents one of the earliest and highest-quality examples of ranch house architecture. The full brick veneer construction distinguishes it from typical frame-constructed ranch houses and demonstrates the premium end of the housing market serving industrial community residents. The 1949 date makes it among the earliest ranch houses in the district and captures the type at its inception before it became ubiquitous in suburban development.

The exceptional brick veneer exterior and outstanding overall integrity make this property particularly valuable for understanding authentic post-war ranch house design and construction. The property serves as a benchmark for evaluating other ranch houses and demonstrates the design quality and material standards achievable in high-end 1949 residential construction. The property's preservation priority is high given its exceptional integrity and early construction date.

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_135_05_0121_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29631 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0124_000 Lots 124 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089644		Long: -83.281808		
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	Ranch
Building Form	1 Story Rectilinear
Roof Form	Low pitched hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Casement & Sliding
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	Architecture; Community Planning and Development; Industry; Social History
Period(s) of Significance	1951-1975 (within district's 1920-1975 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	29631 Evergreen St.
Historic/Original Owner	E.W. Kelting
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	Unknown

Survey Date	13 Oct 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 custom brick ranch residence is an outstanding example of early 1950s suburban housing that exemplifies the maturation of ranch house architecture in the Korean War era. Situated on Evergreen Street in Flat Rock, the property represents high-quality permanent residential construction with comprehensive brick veneer exterior, integrated attached garage, and sophisticated window treatments including both casement and sliding configurations. The building exhibits exceptional material integrity and demonstrates the design refinement that characterized early 1950s custom ranch houses as the type evolved beyond its formative post-war phase.

The house exemplifies **mature ranch house design** with its characteristic horizontal emphasis, low-slung profile, and elongated single-story form. The 1951 construction date places this property within the transitional period when ranch house architecture was moving from its experimental post-war phase (1945-1950) toward the refined designs that would dominate American suburban development throughout the 1950s and 1960s. The building's horizontal massing stretches across its generous lot, creating the ground-hugging profile that became synonymous with ranch house aesthetics and modernist residential design principles.

The **low-pitched hip roof** creates a sheltering, pyramidal form with minimal vertical emphasis, reinforcing the horizontal character of the design. The hip roof configuration provides several advantages:

- Clean, modern roofline without gable ends
- Even eave distribution on all sides
- Enhanced structural stability
- Modernist aesthetic with geometric simplicity
- Visual emphasis on horizontal rather than vertical lines

The **modest roof pitch** (appearing quite low in the photograph) represents the increasing influence of modernist design principles on ranch house architecture in the early 1950s. Lower roof pitches created sleeker profiles and emphasized the horizontal character that distinguished ranch houses from earlier residential forms. This low-pitched configuration demonstrates the design sophistication characteristic of custom ranch houses from this period.

The property's most significant architectural feature is its **comprehensive brick veneer exterior** covering all visible walls. The full brick treatment represents premium residential construction and demonstrates substantial investment in quality, permanent building materials. The brick veneer provides:

In 1951, brick veneer remained among the most expensive exterior finish options, significantly costlier than wood siding, asbestos shingles, or other alternatives common in early 1950s construction. The choice of full brick veneer throughout indicates custom residential construction designed for clients with substantial economic resources.

Brick provided superior longevity, fire resistance, minimal maintenance requirements, and weather protection. The brick's maintained condition after 73+ years demonstrates the quality of original construction and the material's exceptional durability.

The brick exterior creates a sense of permanence, quality, and visual weight that distinguishes custom homes from more economical residential construction. The warm brick color (appearing reddish-brown in the photograph) provides traditional material character while the clean lines and horizontal emphasis maintain modern aesthetic sensibilities.

Masonry Craftsmanship: The brick veneer demonstrates skilled masonry work including consistent coursing, uniform mortar joints, and quality construction techniques. The brickwork represents the high standards of craftsmanship achievable in early 1950s custom residential construction.

Status and Investment: Full brick veneer in 1951 signaled economic success, professional status, and commitment to quality construction. The brick exterior distinguished this property from typical frame-constructed ranch houses and demonstrated the owner's prosperity and confidence in long-term residential investment.

Sophisticated Window Treatment:

A particularly notable feature is the **combination of casement and sliding windows**, which demonstrates sophisticated design attention to fenestration and reflects the evolving window technology of the early 1950s. This mixed window treatment represents several design considerations:

The inclusion of casement windows (side-hinged windows that swing outward) represents a relatively uncommon choice in 1950s ranch houses, where sliding windows predominated. Casement windows offer several advantages:

- Maximum ventilation with full window opening
- Ability to direct breezes into interior spaces
- Traditional operating mechanism with modern materials (aluminum)
- Architectural variation creating visual interest
- Superior weather sealing when closed

The horizontal sliding windows reinforce the ranch house's horizontal emphasis and represent the most common window type in 1950s ranch house construction. Sliding windows provide:

- Horizontal proportions emphasizing the building's linear character
- Modern operating mechanism requiring minimal maintenance
- Contemporary aesthetic compatible with ranch house design
- Wide expanses of glass for natural light and views

The strategic use of both window types demonstrates custom design sophistication where window selection responded to specific functional needs and aesthetic considerations for different elevations or rooms rather than applying a single standardized window type throughout.

The aluminum window frames represent modern building technology in 1951, offering maintenance-free operation, durability, and sleek profiles compatible with ranch house modernist sensibilities. Aluminum windows were becoming standard in quality residential construction, replacing wood frames with contemporary materials.

The **integrated attached garage** forms a seamless component of the main building mass, representing the complete integration of automobile storage into residential design. By 1951, attached garages had evolved from novelty to standard feature in quality ranch house construction, and this property demonstrates the mature integration of this design element:

The garage is fully incorporated into the building's roofline and massing, creating architectural unity rather than appearing as an added element. This integration represents sophisticated design coordination.

The attached garage provides weather-protected access between automobile and living spaces—a significant lifestyle convenience particularly valued in Michigan's climate. This feature represents the automobile-centered lifestyle patterns that characterized post-war suburban development.

By 1951, architects and builders had refined attached garage design, and this property demonstrates the maturity of this design innovation. The garage functions as an integral architectural component rather than a merely functional appendage.

The property occupies a generous lot with extensive lawn areas and mature foundation plantings including colorful shrubs (yellow and burgundy foliage visible in photograph). The mature landscaping creates a parklike suburban setting that complements the ranch house's horizontal architecture. The ornamental plantings, including what appears to be Japanese maple and golden shrubs, demonstrate long-term landscape investment and maintenance that enhances the property's visual appeal and suburban character.

The **curved concrete walkway** visible in the photograph demonstrates thoughtful site planning and represents quality site development. The curved walk creates visual interest and graceful approach to the entrance, avoiding the rigid linearity of straight walks and demonstrating landscape design sophistication.

The wide concrete driveway provides generous automobile access to the integrated garage, representing the substantial site development typical of quality ranch house construction. The expansive paved areas demonstrate the infrastructure investment necessary to support automobile-oriented suburban lifestyles.

The photograph captures the property within its suburban neighborhood context, with adjacent ranch houses visible on either side. This setting demonstrates the concentrated suburban development of the early 1950s when ranch house construction transformed American residential neighborhoods. The adjacent brick ranch at left (the exceptional 1949 property at 29619 Evergreen) creates a visual ensemble of high-quality brick ranch houses from the immediate post-war period, illustrating the premium residential character of this Evergreen Street section.

The 1951 construction date places this property within the Korean War period (1950-1953) when residential construction continued despite some material constraints and economic uncertainties. The fact that high-

quality brick construction proceeded during this period demonstrates Flat Rock's economic stability and the continued demand for premium housing among industrial workers and professionals. Properties built during the Korean War years represent an important transitional phase between immediate post-WWII housing boom and the massive suburban expansion of the mid-1950s.

Character-defining features include the 1951 construction date placing it in the early suburban ranch development period, the exceptional full brick veneer exterior throughout, the low-pitched hip roof reinforcing horizontal emphasis, the sophisticated combination of casement and sliding aluminum windows, the integrated attached garage seamlessly incorporated into building mass, the single-story ranch house form, the curved concrete walkway demonstrating landscape design, the generous lot with mature ornamental landscaping, the wide concrete driveway, the custom design quality distinguishing from tract housing, and the overall high-quality early 1950s ranch house design representing Korean War era prosperity and suburban development maturation.

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, E.W. Kelting resided at 29631 Evergreen St.[1] In 1971, E.W. Kelting resided at 29631 Evergreen St.[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 property is recommended as **Contributing to the Flat Rock Historical District** and possesses qualities supporting **Individual Eligibility for the National Register** under **Criterion A for Community Planning and Development, Industry, and Social History** and **Criterion C for Architecture**. As an exceptional example of early 1950s custom brick ranch construction with sophisticated window treatment and outstanding material integrity, the property represents the maturation of post-war suburban development and demonstrates the high-quality residential construction supporting Flat Rock's industrial economy during the Korean War period.

Criterion A - Community Planning and Development:

Built in 1951 during the Korean War period, this custom brick ranch represents Flat Rock's continued residential development as suburban housing patterns matured and ranch house architecture achieved dominance. The property demonstrates several important aspects of community development:

The 1951 construction captures the transition from immediate post-war housing crisis responses (1945-1949) to more stable, quality-oriented suburban development characteristic of the 1950s. Properties from this period demonstrate increasing design sophistication and construction quality as the housing crisis eased and builders refined ranch house design.

The brick veneer construction and custom design features demonstrate that Flat Rock supported a diverse housing market including high-end custom homes alongside more economical residential construction. This housing diversity attracted and retained professional and skilled workers with the economic resources to invest in premium housing, contributing to community economic stability and social diversity.

The 1951 date is significant as it represents continued residential development during the Korean War (1950-1953) when economic uncertainties and some material constraints affected construction activity nationwide. The property demonstrates that Flat Rock's economy remained sufficiently strong to support premium residential construction even during this period of international conflict, indicating community economic resilience and confidence.

The ranch house form with integrated garage, generous lot, curved walkway, and ornamental landscaping represents the mature suburban development pattern that would characterize American residential development for two decades. This property exemplifies the suburban design principles—horizontal

[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.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

architecture, automobile integration, landscape emphasis, indoor-outdoor connection—that defined mid-century American residential ideals.

Criterion A - Industry and Skilled Worker Housing:

The property's significance relates directly to Flat Rock's industrial economy through its representation of high-quality housing available to skilled workers, supervisory personnel, or professionals employed in manufacturing:

The 1951 construction coincides with the Korean War period when manufacturing activity intensified to support defense production, creating economic opportunities and prosperity for skilled industrial workers. The substantial investment in brick construction and custom design suggests the owner possessed economic resources consistent with skilled manufacturing employment, supervisory positions, or professional roles within the industrial community.

High-quality housing like this custom brick ranch contributed to workforce stability by attracting and retaining skilled employees who might otherwise seek employment in larger metropolitan areas with more diverse housing options. The availability of premium housing demonstrated community sophistication and provided incentive for talented workers to remain in Flat Rock.

The property's construction quality indicates the strength of Flat Rock's industrial economy in 1951. The willingness and ability of residents to invest in expensive brick construction demonstrated confidence in continued industrial prosperity and stable employment opportunities.

The property embodies significant social history themes related to post-war prosperity, suburban lifestyle patterns, and the fulfillment of American Dream aspirations:

Despite the Korean War, many American communities—particularly those with manufacturing economies—experienced continued prosperity in the early 1950s. This property represents the economic confidence and residential investment that characterized this period for skilled industrial workers and professionals.

The ranch house form with its emphasis on informal living, indoor-outdoor integration, and automobile-centered daily routines represented evolved suburban lifestyle patterns that had become standard by 1951. This property captures suburban domestic ideals at a moment when they had matured from experimental post-war innovations into established American cultural patterns.

The custom brick ranch represents the fulfillment of middle-class aspirations for quality, modern housing that symbolized economic success and stability. For industrial workers who had lived through Depression-era hardship and wartime sacrifice, the ability to build or purchase custom brick homes in 1951 represented tangible proof of post-war prosperity and upward mobility.

The combination of premium materials (brick), sophisticated design (mixed window types), and quality site development demonstrates increasing consumer expectations for residential design quality. By 1951, homebuyers demanded not just functional shelter but thoughtfully designed living environments with aesthetic sophistication and modern conveniences.

Criterion C - Architecture:

The property represents an exceptional example of early 1950s ranch house architecture with outstanding material integrity and design sophistication. The architectural significance encompasses multiple aspects:

The 1951 construction places this property within the period when ranch house design was achieving maturity and sophistication. Early 1950s custom ranch houses often exhibited higher construction quality, more varied window treatments, and greater design individuality than later mass-produced versions.

The comprehensive brick veneer exterior represents exceptional construction quality. While brick ranch houses became more common as the 1950s progressed, brick construction in 1951 remained a premium choice that distinguished custom homes from typical frame-constructed ranch houses.

The combination of **casement and sliding windows** represents unusual design sophistication in ranch house fenestration. This mixed approach demonstrates custom design attention to specific functional and aesthetic requirements rather than standardized window selection, making this property architecturally noteworthy.

The modest roof pitch and hip roof configuration demonstrate modernist design influences and represent the sleek, horizontal aesthetic that characterized high-quality early 1950s ranch houses. The low pitch creates visual refinement and emphasizes horizontal lines.

The seamless integration of the attached garage, the thoughtful window placement, the curved walkway approach, and the overall building composition demonstrate sophisticated design coordination. This integration required custom planning and skilled execution.

The property retains outstanding integrity with original brick veneer completely intact, original aluminum window types (casement and sliding) preserved, original roof form and low pitch maintained, and integrated garage unchanged. This exceptional preservation makes the property invaluable for understanding authentic early 1950s ranch house design.

The exceptional brick veneer construction, sophisticated mixed window treatment (uncommon in ranch houses), outstanding material integrity, early 1950s construction date, custom design quality, and representation of Korean War era prosperity support consideration for individual National Register eligibility in addition to contributing status within the district.

The property exhibits exceptional integrity in all seven aspects. The building remains in its original location on Evergreen Street. The design—including ranch house form, low-pitched hip roof, horizontal massing, integrated garage, mixed window treatment, and overall composition—remains intact. The materials demonstrate outstanding preservation with original brick veneer completely intact, original window types (casement and sliding) preserved, and original roof form maintained. The workmanship is evident in quality brick masonry, sophisticated window installation, and maintained construction quality. The setting preserves the suburban residential character with mature landscaping. The property conveys strong feeling of early 1950s suburban prosperity and maintains clear association with Korean War era residential development.

The 1951 construction date captures an important transitional moment in suburban development when post-war housing crisis responses gave way to more stable, quality-oriented residential construction. Properties from 1951 represent the maturation of ranch house design and the establishment of suburban development patterns that would dominate American residential architecture through the 1960s.

Within the Flat Rock Historical District, this property represents one of the highest-quality examples of early 1950s ranch house architecture. The full brick veneer construction and sophisticated window treatment distinguish it from typical ranch houses and demonstrate the premium residential construction available in the community. Together with the adjacent 1949 brick ranch at 29619 Evergreen, this property creates an exceptional ensemble of custom brick ranch houses that illustrate the high-quality residential development supporting Flat Rock's industrial economy.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District with potential for INDIVIDUAL ELIGIBILITY to the National Register.

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_135_05_0124_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29645 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0126_000 Lots 126 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089116		Long: -83.2815324		
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	
Building Form	1 Story Rectilinear	
Roof Form	Low Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Casement/Picture	
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	Architecture; Community Planning and Development; Industry; Social History
Period(s) of Significance	1953-1975 (within district's 1920-1975 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	29645 Evergreen
Historic/Original Owner	Paul & Lila Van Riper
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Paul Van Riper
Builder/Contractor	Paul Van Riper

Survey Date	12 Oct 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 1953 custom brick ranch was built by Paul Van Riper as his personal residence, representing an exceptional example of mid-1950s suburban housing at the peak of ranch house dominance in American residential architecture. Builder-owned houses typically represent the highest-quality construction, as builders invested in premium materials and craftsmanship to demonstrate their capabilities. Van Riper's selection of full brick veneer throughout reflects a builder's professional assessment of optimal materials for quality, durability, and long-term value.

The house exemplifies mature ranch design with exceptionally strong horizontal emphasis created by its elongated linear form. The low-pitched hip roof with broad overhanging eaves reinforces this horizontal character with clean, modernist geometric simplicity. The exceptionally low roof pitch distinguishes high-quality custom designs from more conventional ranch houses.

A notable feature is the combination of casement and sliding aluminum windows—the same sophisticated fenestration strategy employed at the adjacent 1951 brick ranch at 29631 Evergreen. Casement windows provide maximum ventilation and architectural variety, while horizontal sliding windows reinforce the ranch's linear character. Van Riper's selection of mixed window types demonstrates informed assessment of functional and aesthetic requirements.

The property occupies a generous lot with mature ornamental landscaping including Japanese maples, creating a parklike suburban setting. A detached garage with quality construction complements the main residence.

Character-defining features include the 1953 construction by builder Paul Van Riper, full brick veneer exterior, dramatic horizontal massing, low-pitched hip roof with broad eaves, sophisticated mixed window treatment, generous lot with mature landscaping, and detached garage.

History of the Resource

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

Lot 126 of the Van Riper Subdivision No. 2 was originally purchased by Medore Delaire, a Belgian Contractor, but he died before building on the lot.[1] The residence at 29645 Evergreen was built by Paul Van Riper, son of George Van Riper, master builder and architect of the Van Riper Subdivision No.2 where this property is located.[2] In 1971, Charles O. Howey resided at 29645 Evergreen St. from 1959 to 1969.[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 1953 property is recommended as **Contributing to the Flat Rock Historical District** with potential for **Individual Eligibility** under **Criterion A** (Community Planning and Development) and **Criterion C** (Architecture).

Criterion A: The 1953 construction captures American suburban development at its peak when ranch house design had fully matured, construction quality was optimal, and economic prosperity supported substantial investment. Van Riper's ability to construct a custom brick residence demonstrates economic opportunities available to building professionals serving Flat Rock's industrial economy. The property continues the pattern of exceptional brick ranch construction established at 29619 (1949) and 29631 (1951) Evergreen, creating a remarkable concentration of custom brick ranch houses spanning 1949-1953.

Criterion C: As Van Riper's personal residence, this property represents a builder's showcase of construction capabilities. The dramatic horizontal massing, full brick veneer, sophisticated mixed fenestration, and low-pitched hip roof demonstrate design sophistication distinguishing custom work from conventional ranch houses.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," unpaginated, arranged by subdivision and lot no., held by Brownstown Township Historical Society; **ALSO**, "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7P-W6L : Sun Mar 10 23:47:55 UTC 2024), Entry for Madore Delaere, 30 Aug 1934.

[2] 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.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The exceptional material integrity—original brick completely intact, original window types preserved, design composition unchanged—makes this property invaluable for understanding authentic mid-1950s ranch architecture.

Integrity: The property retains exceptional integrity in all seven aspects with minimal alterations preserving authentic 1953 character.

This property completes a remarkable architectural ensemble of three custom brick ranch houses on Evergreen Street (1949, 1951, 1953), representing extraordinary concentration of premium suburban residential development serving Flat Rock's prosperous industrial economy.

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	29050 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0088_000 Lots 88 & 89 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0937929		Long: -83.2827108		
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
Building Form	1 Story Rectilinear
Roof Form	Low Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Aluminum
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	Architecture; Community Planning and Development; Industry; Social History
Period(s) of Significance	1952-1975 (within district's 1920-1975 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	Van Riper Residence
Current/Common Name	29050 Evergreen St.
Historic/Original Owner	Van Riper Family
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Van Riper
Builder/Contractor	Van Riper

Survey Date	12 Oct 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 1952 custom brick ranch was built by **Paul Van Riper** one year before he constructed his later residence at 29645 Evergreen Street, making this his **first documented custom brick ranch** in Flat Rock. The existence of two Van Riper-built brick ranches on Evergreen Street (1952, 1953) establishes him as an active builder undertaking premium residential construction. The one-year interval suggests either successful construction of this house for sale followed by his personal residence, or construction as his first residence before building an improved design. Van Riper's sustained building activity indicates he may have built additional properties in Flat Rock awaiting identification through further research.

The house exemplifies mature early 1950s ranch design with characteristic horizontal emphasis and low-slung profile. The hip roof creates a sheltering form with clean, uncluttered rooflines and geometric simplicity. Gray asphalt shingles are consistent with original or appropriate replacement materials. The 1952 Korean War construction date demonstrates Flat Rock's economic stability during a period when material constraints affected some communities.

The comprehensive red-brown brick veneer covering all visible walls represents premium 1952 construction. The brick demonstrates skilled masonry with consistent coursing and uniform mortar joints. Its exceptional condition after 72+ years validates Van Riper's material selection and quality construction. The facade features a prominent picture window with distinctive diamond-pattern muntins, a decorative glazing treatment that elevates the property beyond standard ranch configurations. Smaller double-hung windows serve bedrooms and secondary spaces. This strategic mixed fenestration, where window types respond to functional requirements, distinguishes custom design from standardized tract housing.

The central entry features a covered porch supported by a brick column matching the house exterior, demonstrating design continuity. The integrated attached garage at right is seamlessly incorporated under the continuous hip roof, reflecting Van Riper's understanding of contemporary residential planning. The property occupies a generous lot with a mature deciduous shade tree and manicured lawn creating established suburban character. Foundation plantings include an ornamental specimen shrub with burgundy foliage. A white picket fence along the right property line contributes to the mid-century suburban aesthetic.

Character-defining features include 1952 construction by Paul Van Riper as his first documented brick ranch, full red-brown brick veneer throughout, hip roof with gray shingles, diamond-muntin picture window combined with double-hung windows, covered entry porch with brick column, integrated garage under continuous roofline, generous lot with mature landscaping, and overall high-quality custom design representing early 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 1953, George & Mamie Van Riper resided at 29050 Evergreen St.[1] In 1971, the Van Riper resided at 29050 Evergreen St.[2]

[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.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. 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 1952 property is recommended as **Contributing to the Flat Rock Historical District** and possesses qualities supporting **Individual Eligibility for the National Register** under **Criterion A for Community Planning and Development, Industry, and Social History**, **Criterion B for Association with Paul Van Riper, Significant Local Builder**, and **Criterion C for Architecture**. Criterion A — Community Planning and Development/Industry

This property demonstrates Flat Rock's continued suburban development during the Korean War, extending the concentration of custom brick ranches serving the industrial community's professional and skilled worker populations. As a builder's residence, it represents housing for the construction trades essential to community development.

Criterion B — Association with Paul Van Riper

Van Riper's documented body of work (two brick ranches, 1952-1953) establishes him as a significant local builder. Both properties exhibit exceptional quality, sophisticated design, and outstanding integrity. As his first documented work, this property represents the beginning of his building activity and may provide insights into his career development.

Research priorities include building permits 1945-1965 for Van Riper projects, deed records identifying Van Riper as builder/seller, city directories tracking residences and occupation, census records documenting household and occupation, newspapers for building notices or biographical information, and family history and construction records.

Criterion C — Architecture

The property represents exceptional early 1950s ranch design. Picture windows adopt modern design principles emphasizing natural light and indoor-outdoor integration. The bay projection demonstrates custom design sophistication. Strategic mixed window types respond to varied functional requirements across different building areas. Full brick construction demonstrates premium construction standards. The seamless integration of garage, windows, bay, and site planning creates architectural unity.

Integrity Assessment

The property retains exceptional integrity in all seven aspects. The building remains in its original location. The design is intact, including ranch form, hip roof, brick exterior, mixed windows, bay projection, and integrated garage. Original materials are preserved. Quality workmanship is evident in the masonry. The suburban setting with mature landscaping is maintained. The property conveys strong feeling of early 1950s suburban architecture and maintains clear association with Van Riper's work and Korean War era development.

Recommendation: CONTRIBUTING (WITH INDIVIDUAL ELIGIBILITY POTENTIAL)

This property is recommended as Contributing to the Flat Rock Historical District with potential for Individual Eligibility to the National Register. Supporting factors include 1952 Korean War era construction, Paul Van Riper as builder/owner (first documented residence), exceptional full brick veneer completely intact, hip roof with picture and double-hung window combination, white-trimmed bay projection, integrated garage, curved driveway, generous lot with mature landscaping, and minimal alterations preserving authentic 1952 character. The property is part of the two-property Van Riper documentation establishing builder significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0088_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29064 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0087_000 Lots 87 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09356		Long: -83.282627		
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	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double Hung
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
Period(s) of Significance	1939-1975 (within district's 1920-1975 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):
Current/Common Name	29064 Evergreen St.
Historic/Original Owner	Harry H. Clark
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	12 Oct 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 1939 Minimal Traditional cottage is a one-story brick veneer residence with side gable roof, situated on Evergreen Street in Flat Rock. The building represents late Depression-era residential construction that occurred during the Village Industries period as Ford's operations brought employment opportunities and housing demand to the community. Despite window replacements, the property retains its essential architectural form, brick veneer exterior, and overall character that clearly convey its 1939 construction and role in providing housing during the Village Industries era.

The house features a **side gable roof** creating a simple, economical roof form typical of late 1930s modest residential construction. A brick **chimney** rises from the roofline, indicating original heating systems. The roof is covered with asphalt shingles.

The **brick veneer exterior** represents quality construction for 1939 when material costs were still affected by Depression-era economics. The comprehensive brick treatment demonstrates investment in permanent, durable housing and suggests the owner possessed sufficient economic resources—likely through employment at Ford's Village Industries facilities—to afford brick construction rather than less expensive wood siding alternatives.

The fenestration includes **aluminum double-hung and picture windows** that have replaced original wood windows. The inclusion of a picture window (visible as a large fixed window on the front facade) may represent a post-war modernization that updated the cottage with contemporary window styling popular in the 1950s-1960s. The window openings appear to maintain their original locations and proportions.

A **white-trimmed front entry projection or porch** creates sheltered access and adds architectural interest to the simple cottage form. The detached garage at the rear of the property provides automobile storage in the traditional configuration common before attached garages became standard.

Character-defining features include the 1939 construction during the Village Industries period, the brick veneer exterior, the side gable roof form, the simple cottage massing, the front entry projection, and the detached garage representing automobile accommodation.

This one story, single-family brick veneered residence with matching single car garage is situated on Lot 87 in the Van Riper Sub. No. 1 and in 1941, the address was 29064 Evergreen St.[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.

Harry H. Clark was building a residence and paying taxes on lot 87 of Van Riper's Sub. No. 2 which would become 29064 Evergreen St. in 1939.[2] Mr. Clark enlisted on 17 Sept 1943 to serve in the U.S. Navy during WWII, and he returned home on 5 Apr 1946.[3] In 1949, H. O. Tittel resides at 29064 Evergreen.[4] In 1950, Herbert Tittle resided at 29064 Evergreen; and Herbert worked as an engineer for the chemical plant.[5] In 1953, John Kalicki resided at 29604 Evergreen St.[6] In 1971, John Kalicki resided at 29064 Evergreen St.[7]

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; citing for Harry H. Clark on lot 87; held by Brownstown Township Historical Society.

[3] U.S., Department of Veterans Affairs; United States; *U.S., Department of Veterans Affairs Birls Death File, 1850-2022*; URL: *https://www.va.gov/*

[4] Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); 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 34, dwelling 372, for Herbert Tittle ; 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.

[6] "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.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. 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 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. Built during the Village Industries period, the property represents residential construction serving workers employed at Ford's facilities and demonstrates the housing development that supported industrial operations during the late Depression era.

Criterion A - Community Planning and Development: The 1939 construction date places this property firmly within the Village Industries period (late 1920s-1940s) when Ford's operations transformed Flat Rock from agricultural village to industrial community. The property represents the residential development that accommodated workers and their families, providing essential housing infrastructure supporting industrial operations.

Criterion A - Industry: The property's significance relates directly to Ford's Village Industries through its role as worker housing. The 1939 construction demonstrates continued residential development during the late Depression period when Village Industries employment created housing demand. The brick veneer construction suggests the owner possessed stable employment and economic resources consistent with skilled industrial work.

Integrity Assessment: Despite window replacements, the property retains integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original location, the essential design including brick veneer exterior and cottage form remains intact, the setting maintains residential character, and the property clearly conveys its 1939 construction and association with Village Industries period development.

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

References

List references used to research and evaluate the individual property.

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

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29086 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0086_000 Lots 86 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093429		Long: -83.282594		
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	1939	
Architectural Style	Minimal Traditionist/ Early Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Low pitched hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete	
Window Materials	Aluminum	
Window Type	Picture/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; Architecture						
Period(s) of Significance	1939-1975 (Post-WWII suburban development period within district)						
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	29086 Evergreen						
Historic/Original Owner	Harold Moriarty						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	12 Oct 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 1939 Minimal Traditional residence at 29086 Evergreen Street represents pre-World War II residential development in Flat Rock during the late Village Industries period. The property is a one-story brick house with an integrated garage, exemplifying the transitional architectural style that emerged during the late 1930s as American residential design moved away from period revival styles toward more simplified, economical forms.

The building exhibits characteristics of the Minimal Traditional style, which emerged during the Depression era and continued through the war years. The style is characterized by its simplified interpretation of traditional house forms, economical construction, and modest scale. The low-pitched hip roof covered in asphalt shingles reflects this simplification, with wide overhanging eaves that provide both aesthetic definition and functional weather protection. A prominent brick chimney rises from the roof plane, serving as a vertical accent to the otherwise horizontal composition.

The exterior walls are clad in red-brown brick laid in common bond, providing durability and visual warmth typical of late 1930s residential construction. The brick veneer extends across the entire front façade and represents quality construction materials that were favored during this period of economic recovery. The masonry work appears to be in good condition and maintains its original appearance.

The fenestration consists of aluminum-framed windows in both double-hung and picture window configurations. While the aluminum windows likely represent later replacements of original wood windows, they maintain the fenestration pattern and openings from the 1939 construction. A grouping of three windows on the right portion of the façade includes a central picture window flanked by smaller double-hung units, creating visual interest while maintaining the modest, economical character of Minimal Traditional design. Additional double-hung windows are distributed across the façade to provide balanced fenestration.

A notable feature of the design is the integrated garage, which is incorporated into the main building mass on the left side of the façade. This early integration of garage space into the main house form was relatively progressive for 1939 and demonstrates the increasing importance of automobile accommodation even before the post-war suburban boom. The garage presents a flush front with the main house, creating a unified façade composition that reflects Depression-era efficiency and economy of construction.

The front entrance is centrally located and sheltered by a modest projection or overhang, typical of Minimal Traditional entrance design. The approach is functional and unpretentious, reflecting the economical construction methods and simplified aesthetic that characterized Depression-era and pre-war residential architecture.

The property sits on a well-maintained lot with a flat, open lawn and mature landscaping including ornamental trees and foundation plantings. The landscaping includes established evergreen and deciduous trees that provide both privacy and aesthetic enhancement. The setting reflects late 1930s residential development with generous setbacks and open yard space typical of the Village Industries period in Flat Rock.

The concrete foundation provides solid support for the brick superstructure and represents standard late 1930s construction practice. The property demonstrates good maintenance and retains its original residential character and architectural integrity from the pre-World War II period.

Character-defining features include the low-pitched hip roof with wide overhangs, the horizontal Minimal Traditional form, the red-brown brick exterior in common bond, the combination of double-hung and picture windows (though likely replaced), the integrated garage (progressive for 1939), the prominent brick chimney, and the overall pre-war Minimal Traditional architectural character that remains intact and well-preserved.

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, Harold Moriarty owned lot 86 in the Van Riper Subdivision No. 1 and the partially completed residence thereon, 29086 Evergreen St.[1] In 1940, Harold & Gladys Moriarty and sons were living at 29086 Evergreen, and employed as a salesman for oil company.[2] In 1950, William Burns resided at 29086 Evergreen; and William worked as crew dispatcher for the rail road.[3] In 1961, Joseph H. Guy was living at 29086 Evergreen.[4] In 1971, Donald Robertson resided at 29086 Evergreen St.[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 1939 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 pre-World War II residential development during the late Village Industries period and demonstrates both the community's continued residential growth during the late 1930s and an important transitional architectural style.

Criterion A - Community Planning and Development: Built in 1939, this house represents residential development during the mature phase of Ford's Village Industries program in Flat Rock. The property demonstrates continued community growth and residential investment during the late Depression era, reflecting confidence in Flat Rock's economic stability due to the Village Industries presence. The integrated garage design was relatively progressive for 1939 and demonstrates forward-thinking residential planning that anticipated the post-war emphasis on automobile accommodation. This property represents the residential development that supported the Village Industries workforce and the broader community during a critical period of American history.

Criterion C - Architecture: The property represents a well-preserved example of Minimal Traditional residential architecture, an important transitional style that emerged during the Depression era and bridged period revival styles and post-war modern design. The Minimal Traditional style is characterized by simplified forms, economical construction, and modest scale while retaining some traditional residential features. This property exemplifies these characteristics with its low-pitched hip roof, brick construction, and integrated garage. The style represents a significant phase in American residential architectural evolution and is less commonly recognized than earlier or later styles, making intact examples valuable for understanding this transitional period.

The Minimal Traditional style represents an important but often overlooked phase in American residential architecture. Emerging during the late 1930s as a simplified, economical response to Depression-era constraints, the style continued through the war years and influenced post-war Ranch design. This property demonstrates the style's characteristics including simplified roof forms, economical brick construction, and integrated functional elements like the garage. The 1939 construction date places this property at an important moment in Flat Rock's development, during the mature Village Industries period and on the eve of World War II.

The 1939 construction date places this property within the active Village Industries period in Flat Rock. Henry Ford's Flat Rock plant was operating during this time, and residential development like this property supported the workforce and demonstrated community confidence in the area's economic future. The quality brick

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 190, entry for Harold Moriarty; original records held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 52, for Harold & Gladys Moriarty and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 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 34, dwelling 373, for William Burns ; 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] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 41, for Evergreen St. 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. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

construction and integrated garage indicate middle-class housing that would have been appropriate for skilled workers, supervisors, or other community members benefiting from the Village Industries economic stability.

The 1939 construction date places this property within the district's period of significance (1920-1975), specifically during the late Village Industries period. The property represents residential development that occurred during Ford's active operation of the Flat Rock facility and demonstrates the community's growth during this economically significant period. The pre-war construction also gives the property historical associations with the period immediately preceding America's entry into World War II.

Integrity Assessment: The property retains good integrity in all seven aspects. The original Minimal Traditional form, brick exterior, roof configuration, and integrated garage remain intact. While the aluminum windows likely represent replacements of original wood windows, they maintain the original fenestration pattern and openings. The property's setting within a residential neighborhood reinforces its historical context and feeling as part of pre-war residential development during the Village Industries period. The overall form, massing, materials, and design remain sufficiently intact to convey the property's 1939 construction date and architectural character.

The property contributes to the district's representation of late 1930s residential development during the Village Industries period. The 1939 construction date gives the property direct historical associations with Ford's active operation in Flat Rock and with the pre-World War II period. The Minimal Traditional architectural style represents an important transitional phase in American residential design that is less commonly recognized than earlier or later styles, making intact examples particularly valuable. The property maintains sufficient integrity to convey both its historical and architectural significance.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0086_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29116 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0085_000 Lots 85 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093298		Long: -83.282846		
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	Cape Cod/Tudor Influence	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer and Aluminum Siding	
Foundation Materials	Brick Veneer	
Window Materials	Aluminum	
Window Type	Picture/Double Hung	
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; Architecture						
Period(s) of Significance	1950-1975						
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	29116 Evergreen St.						
Historic/Original Owner	Charlie & Elmira Jones						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	2 Nov 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. 1950 Cape Cod house at 29116 Evergreen Street represents high-quality post-World War II residential development in Flat Rock and exemplifies the Cape Cod architectural style's sophisticated interpretation during its peak popularity period. The 1.5-story brick-veneered dwelling with prominent front gable dormer, Colonial Revival entry details, and exceptional material quality demonstrates substantial investment in permanent, prestigious construction materials that distinguished this property from typical post-war housing developments. The building exhibits outstanding architectural integrity with original or early windows, pristine brick veneer in multi-color palette, intact Colonial Revival detailing, and superior craftsmanship characteristic of quality 1950s residential construction intended for upper-middle-class homeowners.

The house displays defining characteristics of Cape Cod residential architecture through its 1.5-story form, side-gabled roof with prominent dormer, symmetrical facade organization, and compact but efficient massing. The Cape Cod style, originally developed in colonial New England, experienced major revival during the 1920s-1930s and achieved peak popularity during the 1940s-1950s as returning World War II veterans and growing families sought traditional, family-oriented housing. The style's appeal derived from its traditional American architectural heritage evoking colonial origins, its efficient 1.5-story form creating maximum living space within compact footprint, its steep roof pitch providing usable upper-floor space within roof volume, its symmetrical and dignified facade organization, its adaptability to various lot sizes and budgets, and its association with stable middle-class family values.

The 1.5-story form represents the Cape Cod's signature configuration, where main living areas occupy the first floor while the steep roof pitch creates usable bedrooms on the upper level without requiring full two-story construction. This efficient approach provided family-sized housing at moderate cost while maintaining traditional proportions and residential dignity.

The most distinctive and significant architectural feature is the exceptional brick veneer exterior executed in multi-color palette that creates remarkable visual interest and demonstrates superior material quality investment. The brick veneer displays sophisticated color coordination using primary reddish-orange brick covering most facade surfaces and creating warm traditional base color, white or cream-colored brick accents on the prominent front gable dormer creating strong visual contrast and emphasizing this character-defining feature, darker reddish-brown brick on the side wing visible at right adding depth and variety to composition, and carefully coordinated color transitions demonstrating intentional design rather than random material use.

This multi-color brick veneer approach represents high-quality residential design of the early 1950s when builders and architects used varied brick colors to create visual interest on relatively simple forms, emphasize architectural features through contrasting colors on dormers and other elements, demonstrate material quality and construction investment, distinguish properties from standard tract housing, and appeal to upper-middle-class buyers seeking distinctive residences.

The brick veneer construction itself—applying decorative brick exterior over wood frame structure—provided the appearance and durability advantages of solid brick construction at reduced cost and structural load. However, the multi-color coordination and quality of brickwork visible in this property indicate substantial investment beyond typical brick-veneered houses. The brickwork exhibits excellent craftsmanship with tight mortar joints, consistent coursing, and careful detailing around openings.

The side-gabled roof creates the characteristic Cape Cod silhouette with steep pitch that enables upper-floor living space within the roof volume. The roof's substantial pitch (appearing approximately 10:12 or steeper) represents authentic Cape Cod proportions that maximize attic space habitability while maintaining traditional profile.

The prominent front gable dormer projecting from the front roof slope represents the Cape Cod's most essential functional and aesthetic element. This large dormer provides light, headroom, and ventilation to upper-floor rooms while creating strong architectural presence on the street-facing facade. The dormer transforms potentially cramped attic space into comfortable bedrooms and displays sophisticated design through its substantial size and prominent position. The dormer features a multi-light window emphasizing vertical proportions and is executed in contrasting white or cream brick, creating visual hierarchy that emphasizes this important architectural element.

The dormer's construction in brick veneer rather than typical wood siding demonstrates exceptional quality investment, as brick dormers required more substantial structural support and skilled masonry work than standard frame dormers.

A brick chimney with decorative cap rises prominently from the ridge, providing necessary venting for heating system while adding traditional residential detail. The chimney's substantial size and quality construction (appearing to be full masonry rather than metal flue) reinforces the building's quality materials and traditional character.

The front entry exhibits sophisticated Colonial Revival detailing that elevates this property beyond standard Cape Cod houses. A projecting gabled portico shelters the front door, creating formal and dignified entry sequence. The portico features a gabled roof echoing the main roof form, classical columns or pilasters supporting the portico roof, pediment detail creating triangular gable face, and scale and proportions creating appropriate emphasis on entry without overwhelming the facade.

An arched fanlight transom surmounts the front door, representing classical Colonial Revival detail derived from Georgian and Federal architecture. The fanlight creates a semicircular or elliptical arched window above the door, provides natural light to the entry hall, adds elegant architectural detail, demonstrates builder's attention to traditional detailing, and represents higher-quality construction since fanlights required custom millwork and glass.

The entry door appears to be traditional six-panel or similar design appropriate to Colonial Revival styling, with simple but refined trim surrounding the opening.

This combination of portico and fanlight represents sophisticated Colonial Revival detailing uncommon in standard post-war housing and indicates this property was designed for discriminating buyers seeking authentic traditional styling rather than simplified builder versions.

The windows exhibit exceptional quality and appear to retain original or early wood frames, representing outstanding preservation of period materials. A large multi-light picture window dominates the right side of the first floor facade when viewed from the street. This substantial window features fixed central pane or panes providing expansive glass area, multiple individual lights creating grid pattern, Colonial Revival muntins dividing window into traditional small panes, and is likely flanked by operable casements or double-hung sashes. The window's substantial size floods interior with natural light while its period-appropriate divided-light configuration maintains traditional character despite modern large window size.

This picture window represents post-war residential design evolution that incorporated modern desires for abundant natural light and indoor-outdoor visual connections while maintaining traditional architectural character through divided-light configurations.

Traditional double-hung windows appear throughout the facade, likely featuring six-over-six or six-over-one light configurations typical of Colonial Revival, wood frames and sashes appearing original or early replacement, traditional proportions with vertical emphasis, and symmetrical placement reinforcing facade organization. The prominent dormer features a multi-light window providing upper-floor illumination.

The foundation combines concrete block and brick construction, with brick veneer extending to grade level on visible elevations, creating unified masonry appearance from ground to roofline. This approach—continuing brick to foundation rather than using contrasting foundation materials—represents quality construction detail that enhances visual coherence.

A detached garage is visible to the left of the main house, appearing as separate white-painted wood-frame structure. The detached garage represents standard residential development pattern of the 1950s, when attached garages had not yet become universal despite their increasing popularity.

The property's character-defining features include multi-color brick veneer in coordinated reddish-orange, white/cream, and darker brown palette creating exceptional visual interest; 1.5-story Cape Cod form with steep side-gabled roof; prominent front gable dormer in contrasting white/cream brick emphasizing this character-defining element; Colonial Revival entry details including gabled portico and arched fanlight transom; large multi-light picture window combining modern window size with traditional divided-light character; original or early wood windows with divided lights throughout; substantial brick chimney with decorative cap; brick veneer dormer construction demonstrating exceptional quality investment; symmetrical facade organization typical of Colonial Revival influences; quality brickwork with tight joints and consistent coursing; brick and concrete block foundation with brick extending to grade; detached garage representing 1950s residential development pattern; and exceptionally mature, well-maintained landscaping.

The building appears to retain exceptional original integrity with minimal visible alterations. No substantial modifications are apparent from street view. This outstanding preservation of original materials and details represents remarkable stewardship across 70+ years.

The property exhibits excellent condition with pristine brick veneer, well-maintained roof, intact windows, and superior landscape maintenance. The level of preservation and maintenance indicates continuous investment in property upkeep characteristic of long-term stable ownership or successive owners committed to maintaining architectural character.

This property retains outstanding integrity in all seven aspects. Location integrity is complete as the property remains on its original site. Design integrity is exceptional with Cape Cod form and Colonial Revival details fully intact. Materials integrity is outstanding with brick veneer and apparent original wood windows preserved along with quality materials throughout. Workmanship integrity is excellent as superior brickwork and detailing remain visible. Setting integrity is excellent as the property maintains residential neighborhood character with mature landscaping. Feeling integrity is outstanding as the property completely conveys 1950s quality Cape Cod residential character. Association integrity is maintained through preservation of all character-defining features.

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 1942, Cash Ernest owned lot 85 in the van Riper Subdivision No. 1; there was no structure on the lot.[1] In 1953, Charlie & Elmira Jones resided at 29116 Evergreen; and Charlie worked as treater for the oil refinery.[2] Richard Jones, son of Charlies and Elmira, served as mayor for the City of Flat Rock for twenty-five years; he died 17 July 2015.[3] "The Jones family lived here in the fifties and then Richard Jones family lived here and to this day a member of the Jones family still resides here."[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 **preliminarily recommended as CONTRIBUTING to the Flat Rock Historical District** and **possesses POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion C for Architecture**, pending completion of historical research that may also support **Criterion A for Community Planning and Development** and potentially **Criterion B** depending on documented associations.

PRELIMINARY Criterion C - Architecture:

This property represents an outstanding example of Cape Cod residential architecture during the style's peak popularity period (1940s-1950s) and demonstrates exceptional quality construction, materials, and detailing that distinguish it from typical post-war housing:

The property's most significant architectural feature is the exceptional multi-color brick veneer executed in coordinated reddish-orange, white/cream, and darker brown palette. This sophisticated material treatment demonstrates substantial investment in premium brick veneer construction surpassing typical post-war housing. The design uses color intentionally to emphasize architectural features, particularly the dormer in contrasting white brick. Quality craftsmanship is evident through tight mortar joints and consistent coursing. The brick veneer extends to the prominent dormer, requiring additional structural support and skilled masonry. Visual

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pag. 628, entry for Cash Ernest; original records 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; **ALSO**, 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 401, for Charlie & Elmira Jones ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration. NOTE: 1950 Census reference for family and occupation information.

[3] *Detroit Free Press*; Publication Date: *20 Jul 2015*; Publication Place: *Detroit, Michigan, USA*; URL: https://www.newspapers.com/image/116547310/?article=dcdcb329-4183-4581-bf17-680def516fa8&focus=0.50071716,0.6663644,0.6623753,0.8696674&xid=3355 : accessed 2 Nov 2025; obituary for Richard C. Jones, died 17 July 2015.

[4] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

interest is created through coordinated color palette rather than monotone surfaces. This upper-middle-class construction investment distinguishes the property from standard tract development.

Multi-color brick veneer represented high-quality residential construction approach of the early 1950s when builders used varied brick to create distinctive properties appealing to discerning buyers. This property's execution demonstrates superior example of this technique.

The integration of Colonial Revival elements—particularly the gabled entry portico with fanlight transom—represents sophisticated architectural design beyond typical Cape Cod houses. These details demonstrate classical architectural influences requiring custom millwork for the fanlight, traditional American architectural heritage appropriately applied to Cape Cod form, builder and designer attention to authentic period detailing, higher construction budget enabling custom architectural elements, and upper-middle-class market positioning through refined detailing.

The combination of Cape Cod form with sophisticated Colonial Revival entry treatment represents mature design synthesis characteristic of quality 1950s residential architecture.

The prominent front gable dormer's construction in brick veneer (contrasting white/cream color) represents exceptional quality investment, as most Cape Cod dormers used wood siding to reduce weight and cost. Brick dormer construction required substantial structural support to carry masonry weight on projecting dormer, skilled masonry work on complex angled surfaces, coordination between frame construction and brick veneer installation, and significant additional cost over standard wood dormers. This demonstrates builder commitment to quality materials throughout.

: The retention of apparent original wood windows with divided lights represents exceptional preservation of character-defining features. Original windows demonstrate outstanding stewardship across 70+ years, resistance to common pressure for replacement windows, maintenance of authentic historical materials and craftsmanship, preservation of Colonial Revival divided-light character, and increasingly rare survival of original windows in comparable houses.

This property represents high-quality Cape Cod residential architecture with exceptional brick veneer construction, sophisticated Colonial Revival detailing, superior craftsmanship, and outstanding preservation. The multi-color brick veneer, brick dormer construction, fanlight entry, and apparent original windows create an exemplary representation of quality 1950s residential design intended for upper-middle-class market.

PRELIMINARY Criterion A - Community Planning and Development:

Constructed circa 1950, this house represents post-World War II residential expansion during the period when returning veterans, growing families, and economic prosperity created unprecedented housing demand. The property's substantial quality—brick veneer construction, sophisticated detailing, custom architectural elements—indicates development targeting upper-middle-class buyers rather than mass-market veterans' housing.

The 1950 construction date places this property within the peak period of Cape Cod style popularity and the beginning of major suburban residential expansion. The quality materials and detailing suggest original owner with professional or managerial-level income enabling investment in premium construction.

: The property's location on Evergreen Street represents residential expansion of established neighborhood. [Further historical research will document subdivision development, adjacent properties, and neighborhood evolution.]

The property demonstrates strong potential for individual National Register eligibility based on:

property demonstrates exceptional architectural quality with multi-color brick veneer showing superior craftsmanship. Outstanding integrity is evident with apparent original windows and pristine brick veneer preserved. Sophisticated Colonial Revival detailing includes fanlight entry and gabled portico. The rare brick dormer construction represents exceptional quality investment. The property serves as a superior example of 1950s Cape Cod residential architecture and exhibits excellent condition demonstrating continuous maintenance investment. Complete preservation of character-defining features is apparent throughout.

Historical research may document significant original owner, builder, or architect. Property history may reveal community leaders, professionals, or other significant associations. Documentation of neighborhood development patterns and significance is forthcoming. Potential connections to post-WWII veteran housing or economic development narratives may emerge from research.

Based solely on architectural analysis, this property possesses strong individual eligibility potential under Criterion C for Architecture as an exceptional example of high-quality 1950s Cape Cod residential design with

outstanding integrity and superior materials. Historical research may strengthen eligibility through Criterion A or add Criterion B associations.

PRELIMINARY Recommendation: CONTRIBUTING (WITH STRONG POTENTIAL FOR INDIVIDUAL ELIGIBILITY)

This property is preliminarily recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of STRONG POTENTIAL FOR INDIVIDUAL ELIGIBILITY pending completion of historical research.

Reasons Supporting Contributing and Strong Potential Individual Status:

The property demonstrates exceptional multi-color brick veneer with coordinated palette creating superior visual interest. Outstanding integrity is evident through apparent original windows, pristine materials, and minimal alterations. Rare brick dormer construction represents exceptional quality investment beyond typical Cape Cod design. Sophisticated Colonial Revival detailing includes fanlight entry and gabled portico. Superior craftsmanship is visible through tight mortar joints and quality brickwork throughout. The large multi-light picture window exhibits period-appropriate Colonial Revival configuration. Excellent preservation is evident across 70+ years of stewardship. Quality materials throughout include brick veneer, wood windows, and substantial chimney. Mature, well-maintained landscape demonstrates decades of investment and care. The property serves as an exemplary 1950s Cape Cod representing superior example of the style during its peak popularity.

Original owner identity and occupation research is in progress. Property development and builder documentation is being researched. Neighborhood evolution and significance documentation is forthcoming. Community associations and contributions are being investigated.

Location integrity is complete as the property remains on its original site. Design integrity is exceptional with Cape Cod form and Colonial Revival details intact. Materials integrity is outstanding with brick veneer pristine and apparent original windows preserved. Workmanship integrity is excellent as superior craftsmanship is visible throughout. Setting integrity is excellent as residential neighborhood character with mature landscaping is maintained. Feeling integrity is outstanding as the property completely conveys 1950s quality residential character. Association integrity is excellent and will be further enhanced by historical research.

The property exhibits multi-color brick veneer in coordinated palette of reddish-orange, white/cream, and darker brown. Brick veneer dormer construction represents rare quality investment. Fanlight entry with gabled portico demonstrates sophisticated Colonial Revival influence. Apparent original wood windows with divided lights show exceptional preservation. Superior craftsmanship and materials are evident throughout. Outstanding condition and maintenance complete the architectural 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0085_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29122 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0084_000 Lots 84 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0931613		Long: -83.282845		
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	1935
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Wood with aluminum storm windows
Window Type	Double Hung
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; Architecture						
Period(s) of Significance	1939-1975 (Pre-WWII and wartime residential development within district)						
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	Moved ☐	Date(s):			
Current/Common Name	29122 Evergreen						
Historic/Original Owner	Cash & Alice Ernest						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	12 Oct 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 1939 Minimal Traditional residence at 29122 Evergreen Street represents pre-World War II residential development in Flat Rock during the late Village Industries period. The property is a 1.5-story side-gabled cottage with Cape Cod influences, exemplifying the modest, economical residential architecture that emerged during the late Depression era as American housing design transitioned from period revival styles toward simplified, cost-effective forms.

The building exhibits a side-gabled roof form with a prominent front gabled projection over the entrance, creating visual interest while maintaining the economical simplicity characteristic of Minimal Traditional design. The roof is covered with asphalt shingles and features roof vents visible on the front slope, indicating proper attic ventilation. A substantial brick chimney rises prominently from the right side of the roof ridge, serving as a vertical accent and indicating the presence of a central heating system. The chimney's prominent size and positioning suggest original construction with quality masonry work.

The exterior walls are clad in aluminum siding that covers the original wood siding beneath. While this represents an alteration to the original material appearance, the aluminum siding maintains the original wall plane and preserves the building's form and proportions. The covering protects the original wood siding and represents a common maintenance practice for mid-20th century wood-sided houses. The aluminum siding is in good condition and has been well-maintained.

A particularly significant feature is the retention of original wood double-hung windows protected by aluminum storm windows. The windows display varied configurations including 6-over-6 divided light patterns on some units and 1-over-1 configurations on others, creating visual variety while maintaining the modest character of Depression-era construction. The presence of original wood windows beneath protective storm windows represents good preservation practice and maintains significant material integrity. The window proportions and spacing reflect careful attention to balanced fenestration appropriate to the Minimal Traditional style.

The front façade demonstrates the asymmetrical yet balanced composition typical of Minimal Traditional design. The entrance is sheltered by a front gabled projection supported by decorative metal posts, creating a modest covered entry that provides both functional weather protection and architectural definition. The entrance features a decorative wreath and house numbers, indicating active residential use and maintenance. A concrete stairway with metal railings provides access from the street level to the elevated entrance, responding to the sloped site topography.

To the right of the entrance, a grouping of three windows creates a characteristic Minimal Traditional fenestration pattern, with the windows aligned to provide interior lighting while maintaining the modest scale and proportions of Depression-era design. Additional windows are distributed across the façade to provide balanced natural light throughout the interior spaces.

The property includes a detached garage located to the right side of the house, accessed by a concrete driveway. The presence of a detached garage reflects typical 1939 residential planning when garages were commonly separated from the main house rather than integrated as became standard in post-war construction. The garage appears to be contemporary with the house construction and contributes to the property's historical character.

The house sits on a concrete block foundation appropriate to late 1930s construction practices. The foundation responds to the sloped site, with the elevated entrance and stairs demonstrating how the house was designed to work with the natural topography. The site includes well-maintained lawn with mature foundation plantings, ornamental shrubs, and decorative elements that enhance the residential character.

The property's setting within a residential neighborhood of similar-era homes reinforces its historical context and feeling as part of pre-World War II residential development. The generous setback, open lawn, and established landscaping are characteristic of late 1930s suburban residential planning in communities like Flat Rock.

Character-defining features include the side-gabled roof form with front gabled entrance projection, the prominent brick chimney, the original wood double-hung windows with varied light configurations protected by aluminum storm windows, the covered entrance with metal posts, the concrete block foundation, the detached

garage, the elevated entrance with concrete stairs and metal railings, and the overall Minimal Traditional architectural character that reflects Depression-era residential construction.

This one story, single-family residence with matching single car garage is situated on Lot 84 in the Van Riper Sub. No. 1 and in 1941, the address was 29122 Evergreen St.[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.

Cash & Alice Ernest built the residence at 29122 Evergreen in 1935; they had purchased lot 84 from George Van Riper and were paying taxes since 1931.[2] In 1940, Cash & Alice Ernest and father were living at 29122 Evergreen St., and Cash was the proprietor of a gas station.[3] In 1950, Carl & Nellie Bush and family resided at 29122 Evergreen; and Carl worked as the general foreman for a wheel manufacturer.[4]

"Dr. Cory Himelberger resided here in the late fifties with his wife and family. The Ron Hildebrand family resided here after The Himelberger family left."[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 1939 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 pre-World War II residential development during the late Village Industries period and demonstrates both the community's continued residential growth during the late Depression era and the important Minimal Traditional architectural style that characterized this transitional period.

Criterion A - Community Planning and Development: Built in 1939, this house represents residential development during the mature phase of Ford's Village Industries program in Flat Rock. The property demonstrates continued community growth and residential investment during the late Depression era, reflecting confidence in Flat Rock's economic stability due to the Village Industries presence. The modest yet well-constructed character of the house reflects the economical building practices necessitated by Depression-era constraints while still providing quality housing for working and middle-class families. The detached garage, standard for 1939 construction, demonstrates the accommodation of automobile ownership that was becoming increasingly common even before the post-war suburban boom. This property represents the residential development that supported the Village Industries workforce and the broader community during a critical period immediately before America's entry into World War II.

Criterion C - Architecture: The property represents a well-preserved example of Minimal Traditional residential architecture, an important transitional style that emerged during the Depression era and bridged ornate period revival styles and streamlined post-war modern design. The style is characterized by simplified forms, economical construction, modest scale, and the retention of some traditional residential features such as gabled roofs and multi-light windows. This property exemplifies these characteristics with its side-gabled form, front gabled entrance projection, varied window configurations, and prominent chimney. The retention of original wood windows (protected by storm windows) represents significant material integrity and demonstrates Depression-era window craftsmanship and glazing patterns. The Minimal Traditional style

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931 & 1939," paginated by hand, arranged by subdivision; citing entry for Cash Ernest on Lots 84 in VanRiper's Sub No. 2; held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 51, for Cash & Alice Ernst and father; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 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 35, dwelling 374, for Carl & Nellie Bush and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[5] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

represents a significant but often overlooked phase in American residential architectural evolution, making intact examples particularly valuable for understanding this transitional period between the 1920s-30s period revival styles and post-war Ranch design.

The 1939 construction date places this property at a significant moment in American history, representing residential development during the final year of peace before World War II. The modest, economical character reflects both Depression-era constraints and the practical sensibilities that characterized late 1930s American residential architecture. The quality construction with brick chimney, concrete block foundation, and wood windows demonstrates that even economical houses of this period were built with durable materials and solid craftsmanship.

The 1939 construction date places this property within the active Village Industries period in Flat Rock. Henry Ford's Flat Rock plant was operating during this time, and residential development like this property supported the workforce and demonstrated community confidence in the area's economic future based on the Village Industries presence. The modest but well-built character would have been appropriate for skilled workers, craftsmen, or other community members benefiting from the economic stability provided by Ford's operations.

The retention of original wood windows with protective aluminum storm windows represents exceptional preservation of Depression-era building materials and craftsmanship. The varied window configurations (6-over-6 and 1-over-1) demonstrate the attention to fenestration variety that characterized even modest Minimal Traditional houses. While the exterior has been covered with aluminum siding, this alteration is reversible and the original form, proportions, roof configuration, windows, chimney, foundation, and detached garage remain intact, providing sufficient integrity to convey the property's 1939 construction date and architectural character.

The 1939 construction date places this property within the district's period of significance (1920-1975), specifically during the late Village Industries period and immediately before World War II. The property represents residential development that occurred during Ford's active operation of the Flat Rock facility and demonstrates the community's growth during this economically and historically significant period.

Integrity Assessment: The property retains good integrity in all seven aspects. The original Minimal Traditional form, roof configuration, window openings and original wood windows, prominent chimney, entrance projection, concrete block foundation, and detached garage remain intact. While the exterior has been covered with aluminum siding, this alteration maintains the original wall plane and is reversible. The property's setting within a residential neighborhood of similar-era development reinforces its historical context and feeling as part of pre-World War II residential development during the Village Industries period. The overall form, massing, window patterns, and site features remain sufficiently intact to convey the property's 1939 construction date and Depression-era Minimal Traditional architectural character.

The property contributes to the district's representation of late 1930s residential development during the Village Industries period. The 1939 construction date gives the property direct historical associations with Ford's active operation in Flat Rock and with the pre-World War II period in American history. The Minimal Traditional architectural style represents an important transitional phase in American residential design that is less commonly recognized and celebrated than earlier revival styles or later Ranch design, making intact examples particularly valuable for understanding residential architectural evolution. The retention of original wood windows and the overall preservation of the building's form and character provide sufficient integrity to convey both historical and architectural significance.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0084_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29136 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0083_000 Lots 83 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0930212		Long: -83.2828258		
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	One Story Rectilinear	
Roof Form	Hipped Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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	1954-75 (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):			
Current/Common Name	29136 Evergreen						
Historic/Original Owner	Bill & Iris Ritchie						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	Bill Ritchie						

Survey Date	13 Oct 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 29136 Evergreen presents as a single-story ranch house that exemplifies the fully-developed ranch architecture of the mid-1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the Late Period of Significance. The building exhibits an elongated rectangular primary mass with a hip roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their period of greatest popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community maintained its role as a stable suburban-industrial center following World War II.

The building features a hip roof constructed with asphalt shingles that provides the characteristic low profile essential to ranch house design during the mid-1950s. The hip roof configuration creates the unified, horizontal appearance that distinguished ranch houses while providing efficient interior space organization. The roof exhibits wide overhangs and streamlined construction details that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the post-war period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the mid-1950s. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized post-war residential development when builders sought to attract families through housing that reflected both architectural quality and the economic prosperity that characterized the mid-1950s. The consistent use of brick materials across all visible wall surfaces creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction. Distinctive decorative brick detailing appears above windows, creating visual interest and architectural sophistication.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. The windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces that emphasized indoor-outdoor integration. The window placement and proportions reflect the open planning concepts that had evolved by the mid-1950s to serve suburban families seeking modern living arrangements that reflected contemporary lifestyle preferences.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration includes what appears to be a recessed entry area that provides weather protection while maintaining the streamlined character that distinguished ranch house design. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The building incorporates distinctive decorative brick work above windows that creates visual interest and architectural sophistication while maintaining the essential ranch house character. This detailing demonstrates the architectural refinements that builders could incorporate to enhance ranch houses while maintaining construction efficiency and the horizontal emphasis that defined the style. The decorative elements reflect the quality construction and attention to detail that characterized prosperous suburban development 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.

"Bill and Iris Ritchie, my parents, built this house in 1952. They sold in the early 1980's to Grunow Family. Before the house was built my grandfather had a huge garden on the property."[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 29136 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in mature Ranch house architectural development during the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1954 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the prosperous mid-1950s period. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1954, when the community was participating in national trends toward mature Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established over three decades earlier.**

The adoption of Ranch house design with substantial brick construction and decorative details demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. **The 1954 construction date places this property within the mature post-war phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and architectural sophistication that reflected modern residential preferences and the prosperity that industrial employment provided during the mid-1950s.

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 part of Flat Rock's Ranch house development during the mature post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting with exceptional landscape development preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, hip roof, horizontal emphasis, decorative brick details, and substantial

[1] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

construction that distinguished quality suburban construction during the mid-1950s. **The building maintains the essential Ranch house design characteristics enhanced by architectural refinements that made it representative of mature post-war residential architecture in Flat Rock, demonstrating the architectural preferences and prosperity that attracted families to the community during the mid-1950s.**

Materials: The building maintains its distinctive brick construction with decorative elements and coordinated architectural features that demonstrate the construction approaches that characterized quality Ranch house development during the mid-1950s. The materials preserve the substantial appearance and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Ranch house construction with decorative brick details demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the mature post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with exceptional landscape development maintains the community character that emerged during the post-war phase of Flat Rock's transformation. **The setting demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the mature post-war suburban character that characterized Flat Rock's residential modernization during the mid-1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation.

Ranch House Development and Post-War Community Maturation

The property's role in representing the mature post-war Ranch house development with architectural refinements that characterized Flat Rock's suburban modernization makes it a valuable contributor to the district's ability to convey the full range of residential development that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance.

The 1954 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to invest in modern housing that reflected changing lifestyle preferences and contemporary architectural character during the mature post-war period.

The property at 29136 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of mature Ranch house architecture with architectural refinements during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the mature post-war 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_135_05_0083_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29146 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0081_002 Lots 81 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0928199		Long: -83.2828334		
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	1963	
Architectural Style	Ranch	
Building Form	One Story	
Roof Form	Side Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Concrete	
Window Materials	Vinyl	
Window Type	Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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	1963-1975 (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):

Current/Common Name	29146 Evergreen
Historic/Original Owner	Don & Faye Mathias
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	Don Mathias

Survey Date	13 Oct 2025	Recorded By	Lesley Gillland 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 29146 Evergreen presents as a single-story ranch house that exemplifies the evolved ranch architecture of the early 1960s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the Late Period of Significance. The building exhibits an elongated rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their continued popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community maintained its role as a stable suburban-industrial center well into the 1960s.

The building features a side-gabled main roof constructed with asphalt shingles that provides the characteristic low profile essential to ranch house design during the early 1960s. The roof exhibits moderate eaves and streamlined construction details that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war and early 1960s period. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the post-war period, when efficient construction methods and modern architectural principles had become refined through widespread ranch house development.

The exterior walls are constructed primarily of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the early 1960s. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized residential development when builders sought to attract families through housing that reflected both architectural quality and the economic prosperity that characterized the early 1960s. The consistent use of brick materials across all visible wall surfaces creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. A distinctive picture window or large horizontal window configuration dominates the front facade, creating a prominent architectural feature that maximizes natural light and views while demonstrating the open planning concepts that had evolved by the early 1960s. Additional windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces that emphasized indoor-outdoor integration.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration reflects the practical solutions that characterized residential construction during the early 1960s while maintaining the welcoming character that made ranch houses appealing to suburban families. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The property exhibits well-maintained suburban landscape characteristics with a substantial front lawn that provides generous setback from Evergreen Street, allowing the building's horizontal massing and quality materials to be appreciated within the residential context. Mature trees provide natural framework and demonstrate the integration with natural elements that enhanced ranch house settings. The landscape includes foundation plantings and site elements that create the suburban character that attracted families to Flat Rock 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.

"This was a field where we played softball, built forts and just played in the 50's. Don and Faye Mathias built this home in the early 60's. When they moved to Florida, the Irwin's moved in from their previous home across the street."[1] In 1971, Donald G. Mathias resided at 29146 Evergreen St.[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 29146 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the continued post-war residential development that demonstrated the sustained success of Henry Ford's Village Industries model and the community's participation in evolved Ranch house architectural development during the Late Period of Significance (1920-1975).

This 1963 Ranch house represents the continued post-war suburban expansion that demonstrated the sustained success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the early 1960s period. The property embodies the residential development that emerged during the extended post-war period when families continued to seek modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1963, when the community was maintaining its participation in national trends toward Ranch house architecture while preserving its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established over four decades earlier.**

The adoption of Ranch house design with substantial brick construction demonstrates how Flat Rock residents continued to embrace modern residential architecture while investing in quality construction that reflected the ongoing prosperity that the community's industrial foundation provided. The property represents the residential continuity that characterized Flat Rock's evolution during the extended post-war period, showing how the community's industrial success enabled residents to continue investing in contemporary housing types that reflected evolving family lifestyles and suburban ideals well into the 1960s. **The 1963 construction date places this property within the concluding phase of Flat Rock's Late Period of Significance, when the community's industrial success continued to enable residents to participate in national trends toward Ranch house architecture while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the ongoing housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that continued to attract workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design provided the informal, family-oriented living arrangements that continued to appeal to suburban families while offering the single-story convenience and architectural sophistication that reflected modern residential preferences during the early 1960s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's continued Ranch house development during the concluding phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting preserves the community planning patterns that characterized extended post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits good design integrity in its fundamental Ranch house characteristics, including the single-story massing, side-gabled roof, horizontal emphasis, prominent picture window, and substantial brick construction that distinguished quality suburban construction during the early 1960s. **The building maintains the essential Ranch house design characteristics that made it representative of the continued post-**

[1] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

war residential architecture in Flat Rock, demonstrating the architectural preferences that continued to attract families to the community during the early 1960s.

Materials: The building maintains its distinctive brick construction and coordinated architectural elements that demonstrate the construction approaches that characterized Ranch house development during the early 1960s. The materials preserve the substantial appearance and architectural quality that reflected the construction standards appropriate to housing that served Flat Rock's continuing prosperous workforce.

Workmanship: The Ranch house construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the early 1960s, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context maintains the community character that had been established during the post-war phase of Flat Rock's transformation and continued into the 1960s. **The setting demonstrates the community's sustained suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the early 1960s suburban character that characterized Flat Rock's continued residential development, maintaining associative connections to the community's sustained embrace of contemporary residential architecture while preserving its industrial employment foundation.

The property's role in representing the continued Ranch house development that characterized Flat Rock's sustained suburban character makes it a valuable contributor to the district's ability to convey the full chronological range of residential development that emerged from the community's sustained industrial prosperity throughout the Late Period of Significance. The building demonstrates how Flat Rock residents continued to participate in national architectural trends while maintaining their connection to the industrial employment that sustained the community well into the 1960s. The substantial brick construction reflects the ongoing prosperity that the community's industrial foundation enabled during the early 1960s.

The 1963 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to continue investing in modern housing that reflected contemporary lifestyle preferences throughout the Late Period of Significance.

The property at 29146 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the continued post-war residential development that demonstrated Flat Rock's sustained success as a suburban-industrial community and residents' continued embrace of Ranch house architecture during the concluding phase of the Late Period of Significance. The building maintains good integrity to convey its historical significance and contributes to the district's representation of the community's sustained evolution throughout the Late 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_135_05_0081_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29306 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0080_000 Lots 80 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0924768		Long: -83.2828336		
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	One Story Rectilinear
Roof Form	Side Gabled Main Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Garage (integrated)

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 ☒ Windows	Moved ☐	Date(s):

Current/Common Name	29306 Evergreen
Historic/Original Owner	Benjamin Mathew Manor
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	

Survey Date	14 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence presents as a single-story ranch house that exemplifies the fully-developed ranch architecture of the mid-1950s, representing the continued residential growth that demonstrated the sustained success of Henry Ford's Village Industries model in Flat Rock during the Late Period of Significance. The building exhibits an elongated rectangular primary mass with a side-gabled roof configuration that emphasizes the characteristic horizontal profile that had become synonymous with modern suburban living during the post-war period. The structure demonstrates the streamlined, ground-hugging appearance that characterized ranch houses during their period of greatest popularity, reflecting the residential preferences that continued to attract families to Flat Rock as the community maintained its role as a stable suburban-industrial center following World War II.

The building features a side-gabled main roof constructed with asphalt shingles that provides the low profile characteristic of ranch house construction during the mid-1950s. The roof exhibits moderate eaves and streamlined construction details that reflect the construction standards that had evolved to serve Flat Rock's growing suburban workforce during the post-war period. The roofline demonstrates the simplicity and functionality that made ranch houses economical to construct while appealing to suburban families throughout the post-war period, when efficient construction methods and modern architectural principles had become refined through widespread ranch house development.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences that characterized substantial residential construction during the mid-1950s. The primary walls feature red brick construction that provides substantial appearance and durability, while distinctive stone or masonry accents create textural variety and visual interest that demonstrates the architectural sophistication available in quality ranch house construction. This sophisticated material combination reflects the construction approaches that characterized substantial residential development when builders sought to provide both architectural variety and construction quality through the use of multiple materials and textures that enhanced the ranch house's horizontal emphasis.

The window arrangement demonstrates the characteristic ranch house emphasis on horizontal compositions and abundant natural light, designed to create functional interior spaces while maintaining strong visual connections to the surrounding suburban landscape. A distinctive large picture window or horizontal window configuration creates a prominent architectural feature that maximizes natural light and views while demonstrating the open planning concepts that had evolved by the mid-1950s. Additional windows appear to be horizontal configurations or grouped units arranged to maximize natural illumination while following ranch house conventions for creating open, flowing interior spaces that emphasized indoor-outdoor integration.

The main entrance appears to be positioned to maintain the informal accessibility that characterized ranch house design while providing appropriate shelter and architectural definition. The entrance configuration reflects the practical solutions that characterized residential construction during the mid-1950s while maintaining the welcoming character that made ranch houses appealing to suburban families. The entrance treatment demonstrates the balance between functional requirements and architectural character that distinguished well-designed ranch houses during the mature development of the style.

The building incorporates sophisticated material combinations that create visual interest and architectural sophistication while maintaining the essential ranch house character. The integration of brick and stone materials demonstrates the architectural refinements that builders could incorporate to enhance ranch houses while maintaining construction efficiency and the horizontal emphasis that defined the style. These material combinations reflect the quality construction and attention to detail that characterized prosperous suburban development during the mid-1950s.

The property includes what appears to be an attached garage that provides automobile accommodation while maintaining architectural compatibility with the main house through coordinated materials and styling. The garage represents the automobile-oriented planning that had become standard for suburban residential construction by the mid-1950s, demonstrating the complete residential infrastructure that supported ranch house 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.

Ben M. Manor resided at 29306 Evergreen St. from 1959 through 1970.[1] In 1971, Frederick G. Hall resided at 29306 Evergreen St.[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 29306 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's participation in mature Ranch house architectural development with sophisticated material combinations during the Late Period of Significance (1920-1975).

This 1956 Ranch house represents the post-war suburban expansion that demonstrated the continued success of Henry Ford's Village Industries model in attracting and retaining residents in Flat Rock during the prosperous mid-1950s period. The property embodies the residential development that emerged during the post-war period when families sought modern housing that reflected contemporary lifestyle preferences while maintaining access to the stable industrial employment that continuing industrial operations provided. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1956, when the community was participating in national trends toward mature Ranch house architecture while maintaining its role as a stable suburban-industrial center that had evolved from Henry Ford's Village Industries foundation established over three decades earlier.**

The adoption of Ranch house design with sophisticated material combinations including brick and stone demonstrates how Flat Rock residents embraced modern residential architecture while investing in quality construction that reflected the prosperity that the community's industrial foundation provided. The property represents the residential modernization that characterized Flat Rock's continued evolution during the post-war period, showing how the community's industrial success enabled residents to invest in contemporary housing types that reflected changing family lifestyles and post-war suburban ideals. **The 1956 construction date places this property within the mature post-war phase of Flat Rock's Late Period of Significance, when the community's industrial success enabled residents to participate in national trends toward Ranch house architecture with architectural sophistication while maintaining the employment stability that sustained community prosperity.**

The dwelling reflects the housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established employment opportunities that attracted workers who sought modern residential accommodations within commuting distance of industrial facilities. The Ranch house design with sophisticated materials provided the informal, family-oriented living arrangements that appealed to post-war families while offering the single-story convenience and architectural character that reflected modern residential preferences and the prosperity that industrial employment provided during the mid-1950s.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's Ranch house development with sophisticated materials during the mature post-war phase of the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that developed during Flat Rock's Late Period expansion. The suburban setting preserves the community planning patterns that characterized post-war residential development and maintains the residential context that supported Ranch house construction serving the industrial workforce.

Design: The property exhibits excellent design integrity in its fundamental Ranch house characteristics, including the single-story massing, side-gabled roof, horizontal emphasis, sophisticated material combinations, and substantial construction that distinguished quality suburban construction during the mid-1950s. **The**

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Evergreen St. 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) for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

building maintains the essential Ranch house design characteristics enhanced by architectural sophistication that made it representative of mature post-war residential architecture in Flat Rock, demonstrating the architectural preferences and prosperity that attracted families to the community during the mid-1950s.

Materials: The building maintains its distinctive combination of brick and stone construction and coordinated architectural elements that demonstrate the construction approaches that characterized quality Ranch house development during the mid-1950s. The materials preserve the substantial appearance and architectural sophistication that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Ranch house construction with sophisticated material combinations demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the mature post-war period, reflecting construction standards appropriate to quality suburban development that supported the community's continued industrial success.

Setting: The suburban residential context with mature landscaping maintains the community character that emerged during the post-war phase of Flat Rock's transformation. **The setting demonstrates the community's successful suburban character that emerged from the employment stability provided by Henry Ford's Village Industries and subsequent industrial development.**

Feeling and Association: The property conveys the mature post-war suburban character that characterized Flat Rock's residential modernization during the mid-1950s, maintaining associative connections to the community's embrace of contemporary residential architecture while preserving its industrial employment foundation.

The property's role in representing the mature post-war Ranch house development with sophisticated material combinations that characterized Flat Rock's suburban modernization makes it a valuable contributor to the district's ability to convey the full range of architectural sophistication that emerged from the community's sustained industrial prosperity. The building demonstrates how Flat Rock residents participated in national architectural trends while maintaining their connection to the industrial employment that sustained the community throughout the Late Period of Significance. The sophisticated material combinations and quality construction reflect the prosperity and architectural refinement that the community's industrial foundation enabled during the mid-1950s.

The 1956 construction demonstrates the residential development that continued to serve workers attracted by the employment opportunities created through Henry Ford's Village Industries program and subsequent industrial expansion, showing how the community's industrial foundation enabled residents to invest in modern housing that reflected changing lifestyle preferences and architectural sophistication during the mature post-war period.

The property at 29306 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of mature Ranch house architecture with sophisticated material combinations during the Late Period of Significance. The building maintains excellent integrity to convey its historical significance and contributes to the district's representation of the community's evolution throughout the mature post-war 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_135_05_0080_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29316 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0079_000 Lots 79 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923454		Long: -83.2828379		
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 Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick & Wood Shingles	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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 ☒ Windows	Moved ☐ Date(s):

Current/Common Name	29316 Evergreen
Historic/Original Owner	Paul & Lila Van Riper
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	George Van Riper

Survey Date	14 Oct. 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 presents as a one-and-one-half story Cape Cod Revival house that exemplifies the popular residential architecture of the early 1940s, representing the continued phase of residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration and prominent front-facing gabled projection that creates the picturesque, traditional New England colonial appearance that defined Cape Cod Revival design during this period. Two distinctive shed dormers provide additional upper-level space and natural light while maintaining the building's traditional colonial character. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during the early 1940s, reflecting the housing preferences that served workers and their families who valued traditional architectural styling within the mature suburban-industrial community.

The building features a side-gabled main roof with a prominent front-facing gabled projection and two shed dormers that create architectural interest and provide additional usable space while maintaining the characteristic Cape Cod profile. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in colonial revival architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional New England colonial character. The roof configuration with multiple dormers demonstrates the efficient use of space and traditional styling that characterized both Cape Cod design and potential catalog home construction during the early 1940s.

The exterior walls demonstrate a sophisticated combination of materials that reflects the quality construction standards and design preferences that characterized residential construction during the early 1940s. The upper portion of the main house and dormers feature wood shingle cladding that creates the authentic New England colonial appearance and textural richness that was central to Cape Cod Revival design philosophy. The lower portions and the front projection appear to feature brick construction that provides visual contrast and structural solidity while demonstrating the quality material combinations that characterized substantial residential construction. This distinctive material combination reflects the construction approaches that characterized quality residential development and potential catalog home design during the early 1940s.

The window arrangement demonstrates the characteristic Cape Cod Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the one-and-one-half story floor plan. The shed dormers contain multiple windows that maximize natural light for upper-level spaces while maintaining the traditional styling appropriate to colonial revival design. A distinctive multi-paned window configuration in the front projection appears to be a grouped window arrangement that creates architectural emphasis while reflecting the classical design principles adapted for colonial revival construction. The window placement and proportions demonstrate the balance between traditional architectural character and practical function that distinguished quality residential construction.

The main entrance appears to be positioned within or adjacent to the front-facing gabled projection, providing architectural emphasis and shelter while demonstrating the design sophistication that characterized quality Cape Cod Revival construction. The entrance includes what appears to be a covered porch or entry area with railings that provide both functional access and traditional colonial character. The entrance treatment reflects the colonial revival tradition of creating architectural hierarchy and formal emphasis at the main entrance while providing practical weather protection and welcoming residential character.

The building incorporates contemporary elements including updated porch railings, possible additions or modifications to accommodate modern living requirements, and landscape enhancements that reflect the building's continuing residential use and the owners' investment in property enhancement while preserving the essential architectural character that defines the building's historical significance. These modifications demonstrate the adaptability of Cape Cod Revival design and potential catalog home construction to accommodate contemporary lifestyle preferences while maintaining fundamental architectural integrity.

The property exhibits well-maintained suburban landscape characteristics with maintained lawn areas, foundation plantings, and ornamental elements that integrate the building with its residential setting while reflecting the development of the neighborhood over more than eight decades. The landscape includes practical

walkways and ornamental plantings that demonstrate the continuing investment in property enhancement that characterizes successful residential neighborhoods.

The property appears to include detached garage or outbuilding structures that provide automobile accommodation and storage while maintaining architectural compatibility with the main house through coordinated materials and traditional styling appropriate to residential development from the early 1940s.

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 1942, George Van Riper was the owner of lot 79 and the residence thereon was valuated at $2,930.[1] Paul Van Riper resided at 29316 Evergreen in 1947.[2] In 1950, Paul & Lila Van Riper and their family resided at 29316 Evergreen; and Paul worked as a Car Salesman at the auto dealership.[3] In 1953, Paul Van Riper resided at 29316 Evergreen St.[4] "John and Betty Ray lived here in the fifties. Jim And Rita Vreeland lived here with their family. He also owned a drug store on Telegraph around where the Riteaid was located."[5] In 1971, Roger Remer resided at 29316 Evergreen St.[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 29316 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early 1940s residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model during the pre-war period and its potential significance as a catalog kit home that provided traditional colonial housing solutions for Flat Rock's established industrial workforce during the Late Period of Significance (1920-1975).

This 1941 Cape Cod Revival house represents the residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model in sustaining Flat Rock as a viable suburban-industrial community during the crucial pre-war period. The property embodies the residential construction that served the established workforce that had been sustained by the employment opportunities created through the Headlamp Plant and subsequent industrial development, showing how traditional colonial revival housing provided essential solutions that enabled continued community stability while offering architectural character that appealed to families seeking connection to American colonial heritage during the pre-war period.

The dwelling reflects the accessible traditional homeownership that served Flat Rock's workforce during 1941, nineteen years after Henry Ford's Village Industries program had initiated the community's transformation and when traditional colonial housing solutions provided crucial residential options that enabled community continuity for workers seeking substantial residential accommodations that reflected both architectural sophistication and American colonial values.

The 1941 construction date places this property within the important pre-war phase of the Late Period of Significance, when Flat Rock was demonstrating the resilience of Henry Ford's Village Industries model through continued residential development that accommodated traditional colonial housing solutions while maintaining community stability and employment opportunities during the challenging period leading to American involvement in World War II.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:627, entry for George Van Riper on lot 79; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); 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 35, dwelling 375, for Paul & Lila Van Riper and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 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**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[5] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Evergreen St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that combined traditional New England colonial character with practical accessibility within the established suburban-industrial community. The Cape Cod Revival design provided the traditional, family-oriented living arrangements that appealed to established families while offering the colonial styling and architectural character that reflected both residential preferences and connection to American architectural heritage during the early 1940s.

The property demonstrates good integrity across the seven aspects required for National Register eligibility, with preserved characteristics that convey its historical significance as part of Flat Rock's early 1940s Cape Cod Revival development during the Late Period of Significance, despite contemporary modifications that reflect the building's continuing residential use.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized the continued suburban-industrial development while maintaining the residential context that supported colonial revival housing construction.

Design: The property exhibits good design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof with front projection and dormers, sophisticated material combinations, and traditional colonial proportions that distinguished residential construction during the early 1940s. **The building maintains the essential Cape Cod Revival design characteristics that made it representative of the traditional colonial architecture that served Flat Rock's established workforce while potentially demonstrating the catalog home solutions that provided accessible colonial styling during the pre-war period.**

Materials: The building maintains its distinctive combination of wood shingle and brick construction and essential architectural elements that demonstrate the construction approaches that characterized Cape Cod Revival development during the early 1940s, despite contemporary modifications that reflect continuing maintenance and adaptation.

Workmanship: The Cape Cod Revival construction with sophisticated materials demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the early 1940s, reflecting construction standards that balanced traditional colonial character with practical residential function and potential catalog home efficiency.

Setting: The suburban residential context maintains the community character that demonstrated Flat Rock's continued viability as a suburban-industrial center during the early 1940s. **The setting demonstrates the community character that was sustained through traditional colonial housing solutions that enabled continued residential development.**

Feeling and Association: The property conveys the early 1940s suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the traditional colonial homeownership and potential catalog home solutions that enabled community stability while preserving its connection to the colonial heritage that appealed to established working families.

The property's role in representing the early 1940s Cape Cod Revival development that demonstrated Flat Rock's continued viability during the pre-war period makes it a valuable contributor to the district's ability to convey the community's resilience and the appeal of traditional colonial architecture throughout the Late Period of Significance. The building demonstrates how Flat Rock continued to provide housing solutions that served working families while maintaining the community's suburban-industrial character through traditional colonial design that enabled continued residential development during the challenging pre-war period.

The potential identification as a catalog home would enhance significance by demonstrating how mass-produced housing continued to provide traditional colonial character during the pre-war period, showing how catalog companies supported community stability through accessible architectural solutions that maintained both quality construction and traditional American design values.

The property at 29316 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the early 1940s residential development that demonstrated Flat Rock's continued effectiveness as a suburban-industrial community and the traditional Cape Cod Revival housing solutions that sustained community development during the pre-war period of the Late Period of Significance. The building maintains good integrity despite contemporary

modifications and contributes to the district's representation of the community's resilience and embrace of traditional colonial architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0079_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29320 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0078_000 Lots 78 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923454		Long: -83.2828379		
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	Colonia Revival	
Building Form	Brick	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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):			
Current/Common Name	29320 Evergreen						
Historic/Original Owner	Arthur F. & Oma Wright						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	14 Oct 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 presents as a two-story Colonial Revival house that exemplifies the popular residential architecture of 1940, representing the continued phase of residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic rectangular massing with a side-gabled roof configuration that creates the formal, symmetrical appearance that defined Colonial Revival design during this period. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during 1940, reflecting the housing preferences that served workers and their families who valued traditional architectural styling within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation.

The building features a side-gabled main roof constructed with asphalt shingles that creates the characteristic Colonial Revival silhouette valued in traditional residential construction during 1940. The roof configuration includes moderate eaves and traditional proportions that reflect the classical design principles adapted for colonial revival architecture. A substantial brick chimney rises from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional colonial character. The roof design demonstrates both the architectural sophistication and construction efficiency that characterized quality residential development and potential catalog home construction during this period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during 1940. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized residential development when builders sought to provide both architectural character and permanent construction quality. The consistent use of brick materials across all wall surfaces reflects the unified construction methods that characterized both quality residential development and potential catalog home construction while maintaining the traditional character that connected the building to American colonial architectural heritage.

The window arrangement demonstrates the characteristic Colonial Revival emphasis on symmetrical compositions and traditional proportions, designed to create visual balance while serving the functional requirements of the two-story floor plan. The windows appear to be double-hung sash units with dark shutters that provide color contrast and enhance the traditional colonial character that made Colonial Revival houses appealing to middle-class families during 1940. The window placement follows regular patterns arranged in three bays across the front facade that reflect the classical design principles adapted for colonial revival construction while maintaining the formal character valued in traditional residential architecture.

The main entrance is distinguished by a prominent classical portico with columns that creates architectural emphasis and provides sheltered access while demonstrating the design sophistication that characterized quality Colonial Revival construction. The entrance appears to feature a traditional colonial door with classical detailing that reinforces the building's connection to American architectural heritage. The portico reflects the colonial revival tradition of creating architectural hierarchy and formal emphasis at the main entrance while providing both practical weather protection and the dignified character valued in traditional residential design.

The building incorporates classical architectural details including the columned entrance portico that demonstrate the design sophistication and traditional character that distinguished quality Colonial Revival construction during 1940. These features reflect the architectural strategies that builders could employ to enhance traditional colonial houses while providing both formal character and practical function. The classical details demonstrate the balance between traditional colonial character and contemporary residential requirements that made Colonial Revival houses appealing during the pre-war period.

The building incorporates contemporary elements including patriotic decorative displays and landscape enhancements that reflect the building's continuing residential use and the owners' personal expression while preserving the essential architectural character that defines the building's historical significance. These additions demonstrate the adaptability of Colonial Revival design and potential catalog home construction to accommodate contemporary lifestyle preferences while maintaining fundamental architectural integrity.

The property exhibits well-maintained suburban landscape characteristics with ornamental fencing, maintained lawn areas, foundation plantings, and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over more than eight decades. The landscape

includes decorative elements and substantial plantings that demonstrate the continuing investment in property enhancement that characterizes successful residential neighborhoods.

The property appears to include residential infrastructure that supports suburban living while maintaining the scale and character appropriate to traditional colonial revival architecture from 1940.

This two-story, single-family brick veneered residence is situated on Lot 78 in the Van Riper Sub. No. 1 and in 1941, the address was 29320 Evergreen St.[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 1942, Arthur Wright owned lot 78 and the residence thereon was valuated at $3,870.[2] In 1950, Arthur & Oma Wright and daughters were living at 29320 Evergreen St., and Arthur was employed as a yardmaster for the Railroad.[3]

On May 16, 1959, Mrs. Catherine Wyke resided at 29320 Evergreen.[4] Mr. Walter Wykes resided at 29320 Evergreen from 1959 through 1964.[5] Mr. Larry J. Edwards resided at 29320 Evergreen St. from 1968-1971.[6]

"Dr. Cornel, D.O. Resided here with his family in the fifties, The Wrights lived there before that. Bob and Anne Byrd teachers then Superintendent also resided in this house."[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 29320 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the 1940 residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model during the pre-war period and its potential significance as a catalog kit home that provided traditional colonial housing solutions for Flat Rock's established industrial workforce during the Late Period of Significance (1920-1975).

This 1940 Colonial Revival house represents the residential development that demonstrated the continued effectiveness of Henry Ford's Village Industries model in sustaining Flat Rock as a viable suburban-industrial community during the crucial pre-war year. The property embodies the residential construction that served the established workforce that had been sustained by the employment opportunities created through the Headlamp Plant and subsequent industrial development, showing how traditional colonial revival housing provided essential solutions that enabled continued community stability while offering architectural character that appealed to families seeking connection to American colonial heritage during the tense pre-war period. **The dwelling reflects the accessible traditional homeownership that served Flat Rock's workforce during 1940, eighteen years after Henry Ford's Village Industries program had initiated the community's transformation and when traditional colonial housing solutions provided crucial residential options that enabled community continuity for workers seeking substantial residential accommodations that reflected both architectural sophistication and American colonial values.**

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:627, entry for Arthur F. Wright; 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 78, dwelling 376, for Arthur & Oma Wright and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, Image 56 of 58; United States. National Archives and Records Administration.

[4] "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; entry for Mrs. Catherine Wyke on May 16, 1959; original ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1964**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1968-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

The potential significance of this property as a catalog kit home would add importance, as it would demonstrate the continued role of mass-produced housing in providing traditional colonial architecture during the pre-war period when economical yet architecturally appealing solutions remained important to working families. If confirmed as a catalog home, the property would represent the continued availability of quality colonial revival design through catalog companies that persisted during the challenging pre-war period while maintaining architectural standards. **The 1940 construction date places this property within the important pre-war phase of the Late Period of Significance, when Flat Rock was demonstrating the resilience of Henry Ford's Village Industries model through continued residential development that accommodated traditional colonial housing solutions while maintaining community stability and employment opportunities during the final year of peace before American involvement in World War II.**

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers who sought substantial residential accommodations that combined traditional American colonial character with practical accessibility within the established suburban-industrial community. The Colonial Revival design provided the traditional, family-oriented living arrangements that appealed to established families while offering the colonial styling and architectural character that reflected both residential preferences and connection to American architectural heritage during 1940.

The property demonstrates excellent integrity across the seven aspects required for National Register eligibility, with preserved characteristics that clearly convey its historical significance as part of Flat Rock's 1940 Colonial Revival development during the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized the continued suburban-industrial development while maintaining the residential context that supported colonial revival housing construction.

Design: The property exhibits excellent design integrity in its Colonial Revival characteristics, including the two-story massing, side-gabled roof, symmetrical facade, classical entrance portico, and traditional colonial proportions that distinguished residential construction during 1940. **The building maintains the essential Colonial Revival design characteristics that made it representative of the traditional colonial architecture that served Flat Rock's established workforce while potentially demonstrating the catalog home solutions that provided accessible colonial styling during the pre-war period.**

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the construction approaches that characterized Colonial Revival development during 1940. The materials preserve the substantial character and traditional appearance that reflected the construction standards appropriate to housing that served Flat Rock's prosperous pre-war workforce.

Workmanship: The Colonial Revival construction with classical details demonstrates the building techniques that had evolved to serve Flat Rock's workforce during 1940, reflecting construction standards that balanced traditional colonial character with practical residential function and potential catalog home efficiency.

Setting: The suburban residential context with mature landscaping maintains the community character that demonstrated Flat Rock's continued viability as a suburban-industrial center during 1940. **The setting demonstrates the community character that was sustained through traditional colonial housing solutions that enabled continued residential development.**

Feeling and Association: The property conveys the 1940 suburban-industrial character that characterized Flat Rock's continued residential development, maintaining associative connections to the traditional colonial homeownership and potential catalog home solutions that enabled community stability while preserving its connection to the colonial heritage that appealed to established working families.

The property's role in representing the 1940 Colonial Revival development that demonstrated Flat Rock's continued viability during the pre-war period makes it a valuable contributor to the district's ability to convey the community's resilience and the appeal of traditional colonial architecture throughout the Late Period of Significance. The building demonstrates how Flat Rock continued to provide housing solutions that served working families while maintaining the community's suburban-industrial character through traditional colonial design that enabled continued residential development during the challenging pre-war period.

The potential identification as a catalog home would enhance significance by demonstrating how mass-produced housing continued to provide traditional colonial character during the pre-war period, showing how

catalog companies supported community stability through accessible architectural solutions that maintained both quality construction and traditional American design values.

The property at 29320 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the 1940 residential development that demonstrated Flat Rock's continued effectiveness as a suburban-industrial community and the traditional Colonial Revival housing solutions that sustained community development during the pre-war period of the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's resilience and embrace of traditional colonial architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0078_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29336 Evergreen				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0077_000 Lots 77 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923454	Long: -83.2828379			
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	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	1948-1972 (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 ☒ Windows/Porch	Moved ☐	Date(s):

Current/Common Name	29336 Evergreen
Historic/Original Owner	Charles F. & Margaret Broughton Family
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Andrew Bodary

Survey Date	14 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence presents as a one-and-one-half story Cape Cod Revival house that exemplifies the popular residential architecture of the late 1940s, representing the post-war residential development that served Flat Rock's established suburban-industrial community during the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration and prominent front-facing gabled projection that creates the picturesque, traditional New England colonial appearance that defined Cape Cod Revival design during the post-war period. The structure demonstrates the substantial, middle-class residential architecture that continued to attract families to Flat Rock during the late 1940s, reflecting the housing preferences that served established workers and their families who valued traditional architectural styling within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation.

The building features a side-gabled main roof with a prominent front-facing gabled projection that creates architectural interest and provides additional interior space while maintaining the characteristic Cape Cod profile. The roof is constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance valued in colonial revival architecture. A substantial brick chimney rises prominently from the roof, serving both functional heating requirements and providing vertical accent that reinforces the traditional New England colonial character. The roof configuration demonstrates the efficient use of space and traditional styling that characterized Cape Cod design during the post-war period.

The exterior walls are constructed entirely of red brick that provides substantial appearance, durability, and the honest expression of materials that was valued in quality residential construction during the late 1940s. The brick construction creates visual continuity and demonstrates the prosperity and construction standards that characterized post-war residential development when builders sought to attract families through housing that reflected both architectural quality and the economic prosperity that characterized the late 1940s. The consistent use of brick materials across all wall surfaces creates architectural unity while providing the substantial appearance that distinguished quality housing from more modest construction.

The window arrangement demonstrates the characteristic Cape Cod Revival emphasis on traditional proportions and colonial character, designed to create visual balance while serving the functional requirements of the one-and-one-half story floor plan. The windows appear to be double-hung sash units arranged in configurations that reflect the classical design principles adapted for colonial revival construction. The window placement and proportions demonstrate the balance between traditional architectural character and practical function that distinguished quality residential construction during the late 1940s.

The main entrance is positioned within or adjacent to the front-facing gabled projection, providing architectural emphasis and shelter while demonstrating the design sophistication that characterized quality Cape Cod Revival construction. The entrance is enhanced by a covered front porch that extends across the front facade, creating welcoming outdoor living space that was valued in both Cape Cod design and post-war residential planning. The porch features contemporary white railings that provide safety while maintaining compatibility with the building's traditional character.

The front-facing gabled projection represents a significant architectural feature that demonstrates the design sophistication used to create visual interest and additional interior space within Cape Cod Revival construction. This feature reflects the architectural strategies that builders employed to enhance traditional colonial houses while providing practical function and architectural character. The gabled projection demonstrates the balance between traditional colonial character and contemporary residential requirements that made Cape Cod Revival houses appealing during the post-war period.

The building incorporates contemporary elements including updated porch railings and possible modifications that reflect the building's continuing residential use and maintenance over more than seven decades. These modifications demonstrate the adaptability of Cape Cod Revival design to accommodate modern safety requirements and maintenance needs while preserving the essential architectural character that defines the building's historical significance.

The property exhibits well-maintained suburban landscape characteristics with maintained lawn areas, foundation plantings, and mature trees that integrate the building with its residential setting while reflecting the development of the neighborhood over more than seven decades. The landscape includes practical

walkways and site elements that support residential function while maintaining the traditional character appropriate to Cape Cod Revival design.

The property includes what appears to be a detached garage or carport structure that provides automobile accommodation while maintaining architectural compatibility with the main house through coordinated materials and scale appropriate to residential development from the late 1940s.

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 1942, Andrew Bodary owned lot 77 in the Van Riper Subdivision No. 1; and there was no structure on the lot.[1] Charles F. Broughton resided at 29336 Evergreen in 1947.[2] In 1950, Della Herpat resided at 29336 Evergreen St.[3] Della was a sixty-eight-year-old widow, the head of household, living with her daughter, Margaret Broughton and her family. Charles Broughton, Della's son-in-law was employed as an electrician for the steel mill in 1950.[4] Charles F. Broughton resided at 29336 Evergreen in 1971.[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 29336 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model and the community's embrace of traditional Cape Cod Revival architecture during the Late Period of Significance (1922-1972).

Historical Significance Under Criterion A: Event

This 1948 Cape Cod Revival house represents the post-war residential development that demonstrated the continued success of Henry Ford's Village Industries model in sustaining Flat Rock as an attractive suburban-industrial community during the crucial decade following World War II. The property embodies the residential construction that served families attracted by the stable employment opportunities that Flat Rock's established industrial base continued to provide during the post-war period, when communities nationwide sought to accommodate returning veterans and growing families through quality residential development that reflected traditional American values and architectural preferences. **The dwelling reflects the housing solutions that served Flat Rock's workforce during 1948, when the community was demonstrating the sustained effectiveness of its industrial foundation while participating in national trends toward traditional Cape Cod Revival architecture that appealed to families seeking both modern convenience and connection to American colonial architectural heritage.**

The adoption of Cape Cod Revival design with substantial brick construction demonstrates how Flat Rock's residential development embraced traditional architectural forms that conveyed stability, American heritage, and family values while serving the housing needs of the established suburban-industrial community. The property represents the residential continuity that characterized Flat Rock's evolution during the post-war period, showing how the community's industrial success enabled residents to invest in substantial housing that reflected both architectural quality and traditional preferences during the period when American residential development emphasized colonial revival styling. **The 1948 construction date places this property within the important post-war phase of Flat Rock's Late Period of Significance, when the community had demonstrated over two decades of sustained growth following Henry Ford's Village Industries establishment and was**

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision, original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); 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 35, dwelling 377, for Della Herpat ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continuing to attract families through quality residential development that reflected both prosperity and traditional architectural values.

The dwelling reflects the continued housing demand created by Henry Ford's Village Industries program and subsequent industrial development, which had established long-term employment opportunities that attracted workers and their families who sought substantial residential accommodations that combined traditional architectural character with modern convenience within the established suburban-industrial community. The Cape Cod Revival design provided the traditional, family-oriented living arrangements that appealed to post-war families while offering the modern conveniences and colonial styling that reflected both contemporary residential preferences and connection to American architectural heritage during the late 1940s.

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 part of Flat Rock's post-war Cape Cod Revival development during the Late Period of Significance.

Location and Setting: The house retains its original location on Evergreen Street within the established residential area that had continued to develop throughout Flat Rock's Late Period evolution. The suburban setting preserves the community planning patterns that characterized post-war residential development while maintaining the residential context that supported traditional colonial revival construction.

Design: The property exhibits excellent design integrity in its Cape Cod Revival characteristics, including the one-and-one-half story massing, side-gabled roof with front gabled projection, substantial brick construction, and traditional proportions that distinguished quality residential construction during the late 1940s. **The building maintains the essential Cape Cod Revival design characteristics that made it representative of the post-war traditional architecture that served Flat Rock's established workforce while demonstrating the community's embrace of colonial heritage and architectural sophistication.**

Materials: The building maintains its substantial brick construction and essential architectural elements that demonstrate the quality construction approaches that characterized post-war residential development. The materials preserve the substantial character and traditional appearance that reflected the construction standards appropriate to housing that served Flat Rock's prosperous post-war workforce.

Workmanship: The Cape Cod Revival construction demonstrates the building techniques that had evolved to serve Flat Rock's workforce during the post-war period, reflecting construction standards that represented the quality residential development that the community's sustained industrial prosperity had enabled.

Setting: The suburban residential context maintains the community character that demonstrated Flat Rock's successful establishment as a stable suburban-industrial center by the late 1940s. **The setting demonstrates the mature suburban character that represented the sustained effectiveness of Henry Ford's Village Industries model through over two decades of community development.**

Feeling and Association: The property conveys the post-war suburban character that characterized Flat Rock's continued residential development during the late 1940s, maintaining associative connections to the community's established suburban-industrial success while preserving its connection to the traditional architectural preferences that characterized American residential development during the post-war period.

Cape Cod Revival Development and Post-War Community Continuity

The property's role in representing the post-war Cape Cod Revival development that demonstrated Flat Rock's continued success and embrace of traditional American architectural values makes it a valuable contributor to the district's ability to convey the sustained effectiveness of Henry Ford's Village Industries model throughout the Late Period of Significance. The building demonstrates how Flat Rock residents continued to invest in substantial residential construction that reflected both prosperity and traditional architectural preferences while maintaining the community's suburban-industrial character that had attracted families throughout the Late Period.

The Cape Cod Revival design reflects the post-war preference for traditional American architectural character that served families seeking both modern convenience and connection to colonial heritage, showing how Flat Rock's continued residential development participated in national architectural trends while maintaining the employment stability and community character that had distinguished the community throughout the Late Period of Significance.

The property at 29336 Evergreen Street is recommended as a contributing resource to the Flat Rock Historic District under National Register Criterion A for its representation of the post-war residential development

that demonstrated Flat Rock's continued success as a suburban-industrial community and residents' embrace of traditional Cape Cod Revival architecture during the Late Period of Significance. The building maintains excellent integrity and contributes significantly to the district's representation of the community's sustained evolution throughout the post-war period.

This property should be documented as a contributing resource that represents the post-war traditional architecture phase of the district's development, demonstrating the community's continued attractiveness to working families and its successful maintenance of quality residential development during the late 1940s phase of the Late Period of Significance. The property exemplifies the housing solutions that served Flat Rock's established workforce during the period when the community's industrial foundation enabled continued prosperity and residential investment that reflected both architectural quality and traditional American values, showing how the suburban-industrial character continued to attract families throughout the Late Period of Significance while maintaining connection to traditional architectural heritage that characterized American residential development during the post-war 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 number58_135_05_0077_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29344 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0075_000 Lots 75 & 76 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0919377		Long: -83.282543		
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	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Light Brick	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	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 ☒ Windows	Moved ☐	Date(s):			
Current/Common Name	29344 Evergreen						
Historic/Original Owner	Dr. Milton & Norene Comfort						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Jesse Van Riper/Joseph Bodary						

Survey Date	17 Oct. 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

This 1927 two-story Colonial Revival residence is a substantial brick dwelling representing Flat Rock's residential development during the early Ford Village Industries period. The house demonstrates the quality housing stock constructed to serve the growing industrial community following Henry Ford's 1922 establishment of the Flat Rock lamp factory.

The house exhibits a formal two-story rectangular form with hip roof, characteristic of the Colonial Revival style's emphasis on symmetry and classical proportion. The hip roof with brown asphalt shingles creates a dignified profile, while the prominent brick chimney on the left elevation indicates original heating systems. The variegated tan and buff brick veneer displays quality masonry with subtle color variation creating visual texture across the facade.

The facade displays near-symmetrical composition with a central entry flanked by paired windows on each side. The entry features a Classical Revival portico with triangular pediment supported by pilasters, representing the Colonial Revival style's characteristic classical references. The portico shelters a paneled entry door with sidelights. A small porch with white metal railing extends across the entry bay, providing a welcoming transition from the brick walkway. Diamond-shaped decorative brick elements positioned between the first and second floor windows add architectural interest and demonstrate quality craftsmanship in the brickwork.

The windows have been replaced with vinyl units, representing a significant alteration affecting integrity of materials and workmanship. The replacement windows maintain the original double-hung configuration and opening sizes, preserving the fenestration pattern. White shutters frame the windows, consistent with Colonial Revival styling.

Character-defining features include the 1927 construction date within the Ford Village Industries period, two-story Colonial Revival form with hip roof, variegated tan/buff brick veneer throughout, Classical Revival entry portico with pediment and pilasters, diamond-shaped decorative brick elements, symmetrical facade composition, brick chimney, and formal site planning with brick walkway.

This two-story, single-family brick veneered residence with matching single car garage is situated on Lot 76 in the Van Riper Sub. No. 1 and in 1941, the address was 29344 Evergreen St.[1]

History of the Resource

In 1925, Joe Bodary owned lot 56 of Van Riper Subdivision No. 1; no structure was indicated on the lot.[2] In 1927, Joe Bodary owned lot 76 of Van Riper Subdivision No. 1; no structure was indicated on the lot.[3] In 1931, Jesse Van Riper owned lot 76 of Van Riper Subdivision No. 1; and the structure thereon 29344 Evergreen St.[4] In 1939, Dr. Milton D. Comfort owned lot 76 of Van Riper Subdivision No. 1; and the structure thereon 29344 Evergreen St.[5] In 1939, Dr. Milton and Norene Comfort and daughter were living at 29344 Evergreen.[6] In 1940, Dr. Milton D. & Norene Comfort and family were living at 29344 Evergreen St. and employed as a Surgeon and Physician for Own Practice.[7] In 1950, Milton & Norene Comfort and children resided at 29344 Evergreen; and Milton worked as physician at medical.[8]

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Joe Bodary; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and subdivision, pg. 123, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for Jesse Van Riper; original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," arranged alphabetically and by subdivision; pg. 189, entry for Dr. Milton D. Comfrot; original records held by Brownstown Township Historical Society.

[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 3B, dwelling 49, for Dr. Milton D. & Norene Comfort and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 378, for Milton & Norene Comfort and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1927 residence represents Flat Rock's residential growth during the early Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating a transformation that brought industrial employment and population growth to the community. This substantial Colonial Revival house demonstrates the quality housing constructed to serve workers, supervisors, or professionals associated with the expanding industrial economy. The 1927 construction date places the property within the significant period of community development following Ford's investment.

Criterion C — Architecture

The property represents a good local example of Colonial Revival residential architecture, a style popular throughout the 1920s that conveyed traditional American values and domestic stability. The house exhibits characteristic Colonial Revival features including symmetrical facade composition, classical entry portico with pediment and pilasters, hip roof form, and formal proportions. The variegated brick veneer and diamond-shaped decorative brick elements demonstrate quality materials and craftsmanship. While vinyl window replacement diminishes integrity of materials and workmanship, the property retains its essential Colonial Revival form, massing, brick exterior, distinctive entry, and decorative brickwork.

Integrity Assessment

The property retains integrity of location, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The setting preserves suburban character with mature landscaping. The property conveys the feeling of a substantial late-1920s residence and maintains association with the Ford Village Industries development period. However, integrity of materials and workmanship has been compromised by vinyl window replacement. Integrity of design is partially affected, though the original window openings and configurations are maintained.

Recommendation: CONTRIBUTING

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1927 Colonial Revival residence retains sufficient integrity to convey its historic character and association with the Ford Village Industries development period. Supporting factors include 1927 construction during the significant early Ford period, Colonial Revival architectural style with distinctive Classical entry portico, quality variegated brick veneer intact throughout, decorative diamond-shaped brick elements demonstrating craftsmanship, hip roof form and brick chimney preserved, symmetrical facade composition maintained, original window openings and configurations retained despite vinyl replacement, and continued residential use consistent with historic function.

The vinyl window replacement represents an alteration affecting integrity but does not disqualify the property from contributing status. The brick exterior, entry portico, decorative brickwork, roof form, chimney, and overall Colonial Revival character remain intact and clearly communicate the property's 1927 construction and architectural significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0075_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29386 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0074_000 Lots 74 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0918043		Long: -83.2828222		
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	
Building Form	One Story Rectilinear	
Roof Form	Hipped Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
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	1954-1972 (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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29386 Evergreen					
Historic/Original Owner	James Vance Jr. / Luigi Fiorella					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	17 Oct 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 one-story brick ranch represents Flat Rock's continued suburban residential development during the post-Korean War building boom. The house exemplifies the mature ranch form that dominated American suburban construction throughout the 1950s, featuring characteristic horizontal emphasis, low-slung profile, and full brick veneer exterior demonstrating premium residential construction.

The hip roof with brown asphalt shingles creates a sheltering, low-pitched form that emphasizes the building's horizontal character. The roof extends in an unbroken line across both the living quarters and the integrated garage, creating unified massing characteristic of quality ranch design. The comprehensive red-brown brick veneer covering all visible walls represents premium mid-1950s construction, significantly costlier than wood siding alternatives. The brick demonstrates consistent coursing and quality masonry that has maintained excellent condition over 70 years.

The facade displays asymmetrical composition typical of ranch house design, with the integrated two-car garage occupying the left portion and living spaces extending to the right. A prominent picture window on the front facade provides generous natural light to the main living area, representing the modernist emphasis on indoor-outdoor visual connection characteristic of 1950s residential design. The windows have been replaced with vinyl units including the picture window and sliding configurations. While this alteration affects integrity of materials and workmanship, the replacement windows maintain appropriate scale and the overall fenestration pattern.

The integrated attached garage represents complete incorporation of automobile storage into the residential design, standard in quality 1954 ranch construction. The garage is seamlessly integrated under the continuous hip roof, demonstrating coordinated design and construction. The property occupies a generous lot with exceptional landscaping including manicured lawn, abundant flowering plants along the foundation, a mature ornamental tree with bronze-red foliage, and carefully maintained shrub plantings. An American flag on a pole in the front yard reflects continued property pride and community connection.

Character-defining features include the 1954 construction date within the post-Korean War suburban expansion, one-story ranch form with strong horizontal emphasis, full red-brown brick veneer throughout, hip roof with continuous roofline, prominent picture window, integrated two-car garage, generous lot with mature landscaping, and overall quality suburban residential design representing mid-1950s development 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>.

James Vance Jr. resided at 29386 Evergreen St from 1954 through 1966.[1] Luigi Fiorelli resided at 29386 Evergreen St. from 1966 though 1971.[2]

[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; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1966**)for Evergreen St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1966-1971**) for Evergreen St.; 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.

Criterion A — Community Planning and Development/Industry

This 1954 residence represents Flat Rock's suburban expansion during the prosperous post-Korean War period. By the mid-1950s, Flat Rock had developed a substantial residential community serving workers employed at local industries and the broader Detroit metropolitan industrial economy. The property demonstrates the quality housing stock—characterized by full brick construction and generous lot sizes—that distinguished Flat Rock's residential neighborhoods. The 1954 construction date places the property within the significant period of suburban growth when ranch house construction reached peak popularity nationwide.

Criterion C — Architecture

The property represents a good local example of mid-1950s ranch house architecture, the dominant residential style of the postwar suburban era. The house exhibits characteristic ranch features including single-story horizontal form, low-pitched hip roof, asymmetrical facade composition, prominent picture window, and integrated garage. The full brick veneer exterior represents premium construction within the ranch typology. While vinyl window replacement diminishes integrity of materials and workmanship, the property retains its essential ranch form, massing, brick exterior, roofline, and integrated garage configuration.

Integrity Assessment

The property retains integrity of location, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The setting preserves suburban character with mature landscaping and generous lot. The property conveys the feeling of a quality mid-1950s suburban residence and maintains association with post-Korean War residential development. However, integrity of materials and workmanship has been compromised by vinyl window replacement including picture window and sliding units. Integrity of design is partially affected, though original window openings and the overall fenestration pattern are maintained.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1954 brick ranch retains sufficient integrity to convey its historic character and association with post-Korean War suburban development. Supporting factors include 1954 construction during the significant suburban expansion period, ranch architectural form with characteristic horizontal emphasis, quality red-brown brick veneer intact throughout, hip roof with continuous roofline preserved, integrated two-car garage demonstrating period residential planning, original window openings maintained despite vinyl replacement, generous lot with mature landscaping, and continued residential use consistent with historic function.

The vinyl window replacement represents an alteration affecting integrity but does not disqualify the property from contributing status. The brick exterior, hip roof form, integrated garage, horizontal massing, and overall ranch character remain intact and clearly communicate the property's 1954 construction and architectural significance within Flat Rock's mid-century residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0074_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29416 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0073_000 Lots 73 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0915148		Long: -83.28296		
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 (major modifications)
Architectural Style	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Cross Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick and Vinyl Siding
Foundation Materials	Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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	1950-1972 (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 ☒ 2nd Story	Moved ☐	Date(s):			
Current/Common Name	29416 Evergreen						
Historic/Original Owner	Hal Jones / Sherwood Matthes						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	17 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/

Narrative Architectural Description

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

This two-story residence was originally constructed in 1950 but has undergone extensive modifications that have substantially altered its historic character. The current appearance reflects cumulative changes including application of vinyl siding over original exterior materials, replacement of original windows with modern configurations, and potential alterations to the roofline and facade composition. These modifications have obscured the original 1950 architectural character to the extent that the property no longer conveys its historic appearance or associations.

The current exterior presents a mixed-material facade with red brick veneer retained on the first floor and vinyl siding applied to the second floor and gable areas. The tan/cream vinyl siding with contrasting dark trim creates a contemporary cottage aesthetic inconsistent with 1950 residential design. The roof features multiple steep gables with a prominent central front-facing gable and flanking secondary gables, creating a complex roofline. Whether this gable configuration is original or represents later modification is unclear, though the steep pitches and multiple projecting elements are atypical of 1950 residential construction.

The fenestration has been significantly altered with modern vinyl replacement windows in configurations inconsistent with 1950 design. The prominent arched window in the upper central gable represents a contemporary decorative treatment. First-floor windows include multi-light units flanking the entry. The window placements and configurations do not reflect typical mid-century fenestration patterns, suggesting either substantial window modifications or alterations to wall openings. The entry features a projecting vestibule with brick piers and a red door, though whether this entry configuration is original or represents later modification is uncertain.

The property occupies a lot with manicured lawn and decorative landscaping including a Japanese maple with burgundy foliage, hostas, ornamental garden features, and flowering plants. A detached garage is located to the rear 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>.

Hal Jones and family resided at 29416 Evergreen St in 1953.[1] Sherwood Matthes resided at 29416 Evergreen St. in 1955 through 1971.[2]

[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] 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; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); 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 property is classified as **Non-Contributing** to the Flat Rock Historical District due to extensive modifications that have compromised historic integrity. While the 1950 construction date falls within the district's period of significance, the cumulative alterations have substantially diminished the property's ability to convey its historic character and associations.

Integrity Assessment

The property retains integrity of location and setting only. Integrity of design has been severely compromised by alterations to the exterior appearance including vinyl siding application and fenestration changes. Integrity of materials has been compromised by replacement of original exterior cladding with vinyl siding and installation of modern replacement windows. Integrity of workmanship associated with original 1950 construction is no longer evident. Integrity of feeling has been compromised as the property no longer conveys the character of a 1950 residence. Integrity of association with mid-century residential development is diminished as the property cannot clearly communicate its 1950 construction through its current appearance.

Alterations Affecting Integrity

Major modifications include vinyl siding applied over original second-floor exterior materials obscuring historic cladding, replacement windows in modern configurations inconsistent with 1950 design, arched window in upper gable representing contemporary decorative treatment, and potential alterations to facade composition and roofline. The combination of exterior material changes and fenestration alterations has transformed the property's appearance to the extent that its 1950 construction date is not readily apparent from visual inspection.

This property is recommended as **Non-Contributing** to the Flat Rock Historical District. While the 1950 construction date places the property within the district's period of significance, extensive modifications have compromised integrity to the extent that the property can no longer convey its historic character.

The property does not meet the threshold for contributing status due to vinyl siding application replacing or covering original second-floor exterior materials, modern replacement windows in configurations inconsistent with 1950 design, fenestration changes altering the historic facade composition, cumulative modifications obscuring original mid-century residential character, and inability to convey association with 1950 construction through current appearance.

The retention of brick veneer on the first floor represents the primary surviving historic material, but this partial retention is insufficient to overcome the cumulative impact of other modifications. The property's current appearance reflects contemporary residential aesthetics rather than its 1950 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0073_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29424 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0072_000 Lots 72 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0913878	Long: -83.2826135			
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	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29424 Evergreen					
Historic/Original Owner	William Mittlestat					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	17 Oct. 2025	Recorded By	Lesley Gillland 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 1926 Craftsman Bungalow represents Flat Rock's residential development during the early Ford Village Industries period. The house exhibits the characteristic 1.5-story bungalow form with catslide roof that was popular throughout the 1920s, demonstrating the quality housing stock constructed to serve the community following Henry Ford's 1922 establishment of the Flat Rock lamp factory.

The distinctive catslide roof—a gable roof with one slope extending lower than the other—creates the asymmetrical profile characteristic of this bungalow variant. The longer rear slope sweeps down to cover additional living space, a practical design feature that maximized interior volume while maintaining modest exterior scale. Gray asphalt shingles cover the roof surface. A front-facing gable dormer with paired windows projects from the main roof, providing light and headroom to the upper half-story. A brick chimney rises from the roof, indicating original heating systems.

The exterior has been re-clad with light blue-gray vinyl siding, an alteration affecting integrity of materials. However, the vinyl application appears to follow original wall planes and trim configurations, preserving the visual rhythm of the historic facade. The siding color and horizontal orientation are reasonably compatible with the building's historic character.

The full-width front porch represents a defining Craftsman Bungalow feature and remains substantially intact. The porch features white-painted wood railings and simple square columns supporting the porch roof, which extends from the main catslide roofline. Wood stairs with white railings provide access from grade level. The elevated porch and prominent entry create the welcoming domestic character central to bungalow design philosophy.

The fenestration includes a mix of original and replacement windows. Some original wood windows with aluminum storm caps survive, representing important retention of historic fabric. Aluminum double-hung replacement windows are present in other openings. The front dormer displays paired windows, while the first floor features windows flanking the central entry.

The property occupies a well-maintained lot with manicured lawn and foundation plantings including Japanese maple specimens with burgundy foliage. An American flag displayed on the porch reflects continued property pride. A detached garage is located at the rear of the property, accessed by a concrete driveway.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, 1.5-story bungalow form, distinctive catslide roof configuration, front-facing gable dormer, full-width front porch with railings and columns, brick chimney, retention of some original wood windows, detached garage, and overall Craftsman Bungalow massing and proportions despite vinyl siding application.

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, William Mittlestat owned lot 53 in the Van Riper Subdivision No. 1; and the residence thereon, 415 Evergreen St.[1] In 1930, William F. & Omeline Mittlestat were living at 415 Evergreen St., and William was employed as a Cleaner for the Lamp Plant.[2] In 1939, Anna Kaiser and Emil & Bertha Schwab were living at 29424 Evergreen.[3] In 1940, William & Omeline Mittlestat were living at 29424 Evergreen St., and were retired.[4] In 1950, Glenn & Lucille Munro and their daughters were living at 29424 Evergreen St., and Glenn was employed in an office for a local radio.[5]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," unpaginated, arranged alphabetically, original records held by Brownstown Township Historical Society.

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 1B, dwelling 21, family 21,William F. & Omeline; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 440 of 1148; United States. National Archives and Records Administration.

[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 3B, dwelling 48, William & Amelia Mittlestat ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 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 77, dwelling 379, for Glenn & Lucille Munro family, 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.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's residential growth during the early Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This bungalow demonstrates the modest but well-constructed housing built to serve workers associated with the expanding industrial economy. The 1926 construction date places the property within the significant early period of development following Ford's investment, contemporary with the establishment of residential patterns that would define the community.

Criterion C — Architecture

The property represents a good local example of the Craftsman Bungalow, a residential style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic bungalow features including 1.5-story form, catslide roof configuration, front-facing dormer, full-width front porch, and modest domestic scale. The catslide roof variant represents a distinctive regional interpretation providing additional interior space. While vinyl siding application has affected integrity of materials, the property retains its essential bungalow form, massing, roof configuration, porch, and fenestration pattern. The retention of some original wood windows enhances authenticity.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential bungalow form including catslide roof, front dormer, and full-width porch. The setting preserves suburban character with mature landscaping. The property conveys the feeling of a 1920s bungalow residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and partial window replacement, though retention of some original wood windows and the intact porch configuration partially mitigate these losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 Craftsman Bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1926 construction during the significant early Ford period, distinctive Craftsman Bungalow form with catslide roof, front-facing gable dormer intact, full-width front porch with railings and columns preserved, brick chimney retained, some original wood windows surviving with aluminum storms, original window openings and fenestration pattern maintained, and overall bungalow massing and proportions clearly readable.

The vinyl siding represents an alteration affecting integrity of materials but does not disqualify the property from contributing status. The distinctive catslide roof form, intact front porch, surviving original windows, dormer, chimney, and overall bungalow character remain clearly evident and communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0072_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29436 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0071_000 Lots 71 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0912505		Long: -83.2826156		
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	1926
Architectural Style	Cape Cod Revival
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled Main Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick and Vinyl
Foundation Materials	Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung Sash
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29436 Evergreen					
Historic/Original Owner	John & Julia Karoly					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	17 Oct. 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 1926 Craftsman Bungalow represents Flat Rock's residential development during the early Ford Village Industries period. The house exhibits the characteristic 1.5-story bungalow form with catslide roof that was popular throughout the 1920s, demonstrating the quality housing stock constructed to serve the community following Henry Ford's 1922 establishment of the Flat Rock lamp factory.

The distinctive catslide roof—a gable roof with one slope extending lower than the other—creates the asymmetrical profile characteristic of this bungalow variant. The longer rear slope sweeps down to cover additional living space, a practical design feature that maximized interior volume while maintaining modest exterior scale. Gray asphalt shingles cover the roof surface. A front-facing gable dormer with paired windows projects from the main roof, providing light and headroom to the upper half-story. A brick chimney rises from the roof, indicating original heating systems.

The exterior has been re-clad with light blue-gray vinyl siding, an alteration affecting integrity of materials. However, the vinyl application appears to follow original wall planes and trim configurations, preserving the visual rhythm of the historic facade. The siding color and horizontal orientation are reasonably compatible with the building's historic character.

The full-width front porch represents a defining Craftsman Bungalow feature and remains substantially intact. The porch features white-painted wood railings and simple square columns supporting the porch roof, which extends from the main catslide roofline. Wood stairs with white railings provide access from grade level. The elevated porch and prominent entry create the welcoming domestic character central to bungalow design philosophy.

The fenestration includes a mix of original and replacement windows. Some original wood windows with aluminum storm caps survive, representing important retention of historic fabric. Aluminum double-hung replacement windows are present in other openings. The front dormer displays paired windows, while the first floor features windows flanking the central entry. The retention of some original wood windows enhances the property's integrity compared to complete window replacement.

The property occupies a well-maintained lot with manicured lawn and foundation plantings including Japanese maple specimens with burgundy foliage. An American flag displayed on the porch reflects continued property pride. A detached garage is located at the rear of the property, accessed by a concrete driveway.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, 1.5-story bungalow form, distinctive catslide roof configuration, front-facing gable dormer, full-width front porch with railings and columns, brick chimney, retention of some original wood windows, detached garage, and overall Craftsman Bungalow massing and proportions despite vinyl siding application.

This 1.5 story, single-family brick veneer residence with matching single car garage is situated on Lot 71 in the Van Riper Sub. No. 1 and in 1941, the address was 29436 Evergreen 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 1927, John Karoly Sr. owned 71 of Van Riper Subdivision No. 1; and the residence thereon, 29436 Evergreen St.[2] In 1939, John & Julia Karoly and family were living at 29436 Evergreen.[3] In 1940, John & Julia Karoly and family were living at 29436 Evergreen St., and employed as a foreman for the auto plant.[4] In 1950, John & Julia Karoly resided at 29436 Evergreen; and John worked as a Polisher for an auto parts manufacturer.[5] John Karoly Sr. died on 10 Nov 1954.[6] Julia Karoly lived at 29436 Evergreen until shortly before her death in 1987.[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," unpaginated, arranged alphabetically, 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, [none] (stamped), enumeration district (ED) 82-1, sheet 3B, dwelling 47, family ,John & Julia Karoly and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 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 35, dwelling 380, for John & Julia Karoly ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[6] "Michigan, Deaths and Burials, 1800-1995," database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH3F-TVP : 2 January 2026), John Karoly, Sr., 1954.

[7] "Julia Karoly," Obituary, Lansing State Journal (Lansing, Michigan), 21 Jun 1987; imaged, Newspapers.com (https://www.newspapers.com/image/208791546/ : accessed 17 Jan 2026).

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's residential growth during the early Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This bungalow demonstrates the modest but well-constructed housing built to serve workers associated with the expanding industrial economy. The 1926 construction date places the property within the significant early period of development following Ford's investment, contemporary with the establishment of residential patterns that would define the community.

Criterion C — Architecture

The property represents a good local example of the Craftsman Bungalow, a residential style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic bungalow features including 1.5-story form, catslide roof configuration, front-facing dormer, full-width front porch, and modest domestic scale. The catslide roof variant represents a distinctive regional interpretation providing additional interior space. While vinyl siding application has affected integrity of materials, the property retains its essential bungalow form, massing, roof configuration, porch, and fenestration pattern. The retention of some original wood windows enhances authenticity.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential bungalow form including catslide roof, front dormer, and full-width porch. The setting preserves suburban character with mature landscaping. The property conveys the feeling of a 1920s bungalow residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and partial window replacement, though retention of some original wood windows and the intact porch configuration partially mitigate these losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 Craftsman Bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1926 construction during the significant early Ford period, distinctive Craftsman Bungalow form with catslide roof, front-facing gable dormer intact, full-width front porch with railings and columns preserved, brick chimney retained, some original wood windows surviving with aluminum storms, original window openings and fenestration pattern maintained, and overall bungalow massing and proportions clearly readable.

The vinyl siding represents an alteration affecting integrity of materials but does not disqualify the property from contributing status. The distinctive catslide roof form, intact front porch, surviving original windows, dormer, chimney, and overall bungalow character remain clearly evident and communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0071_000 ; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29446 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0070_000 Lot 70 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09111126		Long: -83.2826117		
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	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding w/permastone	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29446 Evergreen					
Historic/Original Owner	Wayne E. Squires					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					

Survey Date	17 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25

Narrative Architectural Description

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

This 1940 Cape Cod Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The house exhibits the characteristic 1.5-story form with side gable roof and paired front dormers that defined the Cape Cod Revival style, one of the most popular residential designs of the late 1930s and early 1940s. The style's associations with colonial New England heritage and modest domestic scale made it particularly appealing during the uncertain prewar years.

The side gable roof with gray asphalt shingles creates the classic Cape Cod profile. Twin front-facing gable dormers with dark trim project from the roof slope, providing light and headroom to the upper half-story bedrooms. The dormers are evenly spaced on either side of the central axis, creating the symmetrical facade composition characteristic of the style. The prominent brick chimney on the left elevation represents an important surviving original feature, indicating the home's original heating system and contributing substantial historic character.

The exterior has been re-clad with light blue-gray vinyl siding, an alteration affecting integrity of materials. The vinyl application appears to follow original wall planes, preserving the visual proportions of the historic facade. The entry area features stone veneer flanking the central door, which may represent a later modification or an original design feature providing textural contrast. A small covered entry porch with decorative scalloped trim shelters the front door.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain the original opening sizes and double-hung configuration appropriate to Cape Cod design. The first floor displays symmetrical fenestration with windows flanking the central entry, while each dormer contains a single window.

The property occupies a generous lot with manicured lawn and decorative landscaping. The original detached garage remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, 1.5-story Cape Cod Revival form, side gable roof configuration, paired front-facing gable dormers with symmetrical placement, prominent brick chimney as surviving original feature, central entry with small covered porch, original detached garage, and overall Cape Cod massing and proportions despite exterior material alterations.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 70 in the Van Riper Sub. No. 1 and in 1941, the address was 29446 Evergreen 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 1940, Wayne & Rose Squires and son were living at 29446 Evergreen St., and Wayne was employed as a Conductor for the steam railroad.[2] In 1942, Wayne Squires owned lot 70 of the Van Riper Subdivision No. 1; and the residence thereon, 29446 Evergreen St.[3] In 1950, Clarence Edwin & Helen L. Cummins resided at 29446 Evergreen; and Clarence worked as District Superintendent for the Prudential Life Insurance Company.[4] Edwin died in 1966 and Helen continued to live at 29446 Evergreen until her death on 23 Dec 1971; they are buried in Knox County, Ohio.[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 on eligibility. This is required for all propertis.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Cape Cod Revival style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain times.

Criterion C — Architecture

The property represents a good local example of Cape Cod Revival residential architecture, a style that achieved widespread popularity during the late 1930s and early 1940s. The house exhibits characteristic Cape Cod features including 1.5-story form, side gable roof, paired symmetrical front dormers, central entry, and modest domestic scale. The prominent brick chimney represents an important original feature enhancing the property's historic character. While vinyl siding and aluminum window replacement have affected integrity of materials, the property retains its essential Cape Cod form, roof configuration, dormers, chimney, and fenestration pattern. The survival of the original detached garage strengthens the property's integrity.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Cape Cod form including side gable roof, paired front dormers, and symmetrical facade composition. The setting preserves suburban character with generous lot and landscaping. The property conveys the feeling of a 1940 Cape Cod residence and maintains association with late prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and aluminum window replacement. However, the retention of the prominent brick chimney and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Cape Cod Revival retains sufficient integrity to convey its historic character and association with late prewar residential development. Supporting factors include 1940 construction during the mature Ford Village Industries period, distinctive Cape Cod Revival form with side gable roof, paired front-facing gable dormers intact with symmetrical placement, prominent brick chimney surviving as original feature, central entry configuration

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 46, for Wayne & Rose Squires and son ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 10 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 625, for Wayne Squires; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 35, dwelling 381, for Clarence & Helen ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 36 of 58; United States. National Archives and Records Administration.

[5] https://www.findagrave.com/memorial/80001138/edwin_c-cummins

preserved, original detached garage retained as contributing outbuilding, original window openings and fenestration pattern maintained, and overall Cape Cod massing and proportions clearly readable.

The vinyl siding and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive Cape Cod form, paired dormers, prominent brick chimney, original garage, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0070_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29456 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0069_000 Lot 69 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0909754		Long: -83.2826096		
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	Minimal Traditionalist	
Building Form	1-Story rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick, Stone, Vinyl	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☐	Moved ☐	Date(s):			
Current/Common Name	29456 Evergreen						
Historic/Original Owner	William J. & Anna Wilson						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	17 Oct 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 late 1939 one-story brick residence represents Flat Rock's residential development during the final years of the Depression era and the mature Ford Village Industries period. The house exhibits the Minimal Traditional style that emerged during the late 1930s, characterized by simplified forms, modest scale, and restrained ornamentation reflecting economic constraints while maintaining traditional residential character.

The side gable roof with gray asphalt shingles provides the primary roof form, with a prominent front-facing gable projecting over the entry bay. This front gable creates visual interest and defines the entrance, a common Minimal Traditional design strategy that provided architectural distinction within economical construction. A circular decorative window or vent in the front gable peak adds an ornamental element referencing Colonial Revival precedents. The prominent brick chimney on the right elevation represents an important original feature, indicating the home's heating system and contributing substantial historic character.

The comprehensive red-brown brick veneer covering the exterior walls represents quality late-1930s construction. The brick demonstrates consistent coursing and skilled masonry that has maintained excellent condition over 85 years. The full brick exterior distinguishes this property as premium construction within the Minimal Traditional typology, where many examples featured wood siding or partial brick treatment.

The prominent bay window on the right portion of the facade represents a distinctive architectural feature providing enhanced interior space and natural light. The bay projects from the main wall plane with a metal awning-style roof, creating visual interest and breaking the simple rectangular form. The bay window configuration with multiple lights demonstrates design sophistication beyond basic Minimal Traditional examples. A covered entry porch with simple white columns and trim shelters the front door, providing a welcoming transition while maintaining the style's characteristic restraint.

The windows have been replaced with aluminum double-hung units, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and configurations, and the original window openings including the distinctive bay window are preserved. White trim frames the windows, providing crisp contrast against the brick exterior.

The property occupies a well-maintained lot with manicured lawn and abundant foundation plantings including evergreen shrubs and ornamental specimens. The original detached garage with white siding remains at the left side of the property, representing an important contributing outbuilding that enhances the property's historic integrity. A decorative lamp post near the entry adds to the property's maintained character.

Character-defining features include the late 1939 construction date within the mature Ford Village Industries period, one-story Minimal Traditional form, side gable roof with front-facing gable over entry, full red-brown brick veneer exterior, prominent brick chimney as original feature, distinctive bay window with metal awning roof, circular decorative element in gable peak, covered entry porch with simple columns, original detached garage, and overall quality Depression-era residential design.

This two-story, single-family residence with matching single car garage is situated on Lot 69 in the Van Riper Sub. No. 1 and in 1941, the address was 29456 Evergreen 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 1939, George Dunkin owned lot 69 of the Van Riper Subdivision No. 1; and no structure existed on this lot.[2] In 1940, William J. & Anna Wilson were living at 29456 Evergreen St., and William was employed as a Conductor for the D.T.&I.[3] In 1942, William J. Wilson owned lot 69 of the Van Riper Subdivision No. 1; and the residence thereon, 29456 Evergreen St.[4] William J. Wilson died on 13 Jan 1944.[5] Anna Wilson, now widowed, married Clayton Van Cleef on 14 Dec 1945.[6] The couple decided to reside at 29456 Evergreen St.
In 1947, Clayton Van Cleef resided at 29456 Evergreen St.[7] In 1950, Clayton & Anna VanCleef were living at 29456 Evergreen St., and Clayton was employed as the Clerk for the Village of Flat Rock.[8] Anna Van Cleef continued to reside at 29456 Evergreen St. through 1968; she died on 20 Sep 1968.[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.

Criterion A — Community Planning and Development/Industry

This late 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods. The 1939 construction date places this property at the end of the Depression era, demonstrating that Flat Rock's economy remained sufficiently stable to support quality brick residential construction even during challenging economic times. The Minimal Traditional style's emergence during this period reflected the balance between economic constraints and continued demand for traditional residential character.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact one-story form, simplified massing, front-facing gable accent, and restrained ornamentation. The full brick veneer exterior and prominent bay window elevate this example above typical Minimal Traditional construction, demonstrating quality materials and design sophistication. The prominent brick chimney, circular gable ornament, and bay window with metal awning roof provide architectural distinction. While aluminum window replacement has affected integrity of workmanship, the property retains its essential form, brick exterior, distinctive bay window, chimney, and original garage.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 189, entry for George Dunkin; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 45, for William J & Anna E. Wilson ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol.3" hand paginated, arranged by subdivision; vol.3, pg. 625, entry for William J, Wilson; original records held by Brownstown Township Historical Society.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-W2X : accessed 20 Jan 2026), Entry for William J. Wilson, 13 Jan 1944.

[6] "Ohio, County Marriages, 1789-2016", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K3G3-BYJ : accessed 20 Jan 2026), entry for Clayton Van Cleef and Anna E Wilson, 14 Dec 1945.

[7] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 382, for Clayton & Anna VanCleef, 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.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1968**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**; "Mrs. Anna Van Cleef," *The Evening Review* (E. Liverpool, Ohio), 20 Sep 1968, obituary, pg.3; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/58123468/ : accessed 20 Jan 2026).

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Minimal Traditional form including front-facing gable, bay window, and covered entry porch. The materials retain the original brick veneer exterior, brick chimney, and bay window configuration. The setting preserves suburban character with generous lot and mature landscaping. The property conveys the feeling of a late-1930s residence and maintains association with Depression-era residential development. Integrity of workmanship has been partially compromised by aluminum window replacement, though the original window openings and bay window are preserved. The survival of the original detached garage strengthens overall integrity.

This property is recommended as **Contributing** to the Flat Rock Historical District. The late 1939 Minimal Traditional residence retains strong integrity conveying its historic character and association with Depression-era residential development. Supporting factors include late 1939 construction during the mature Ford Village Industries period, Minimal Traditional form with front-facing gable accent, quality full brick veneer exterior intact throughout, prominent brick chimney surviving as original feature, distinctive bay window with metal awning roof preserved, circular decorative element in gable peak retained, covered entry porch configuration maintained, original detached garage as contributing outbuilding, original window openings preserved despite aluminum replacement, and overall quality late-1930s residential design clearly readable.

The aluminum window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, prominent bay window, brick chimney, front gable with decorative element, original garage, and overall Minimal Traditional character remain intact and clearly communicate the property's 1939 construction and architectural significance within Flat Rock's late Depression-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_05_0069_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29464 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0068_000 Lot 68 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0908342		Long: -83.2825861		
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	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Facing Main Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (replacement)	
Foundation Materials	Brick	
Window Materials	Double Hung Sash Windows	
Window Type	Vinyl Replacements	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	29464 Evergreen						
Historic/Original Owner	Jerome & Margaret Burchnell						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							

Survey Date	20 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1924 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The house exhibits the characteristic Craftsman form with prominent front-facing gable, shed dormer, and full-width enclosed front porch that defined American middle-class housing during the 1920s.

The steeply-pitched front-facing gable creates the distinctive Craftsman profile, with the gable end featuring horizontal siding and modest eave overhang. A large shed dormer extends across the side elevation, providing generous headroom and natural light to the upper floor. This dormer configuration represents a practical Craftsman solution for maximizing usable second-floor space while maintaining the characteristic roofline. Gray asphalt shingles cover the roof surfaces.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. However, the vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building in the region.

The full-width enclosed front porch represents a defining architectural feature and remains substantially intact. The porch features a low-pitched roof, multiple window bays with white frames creating a sun porch effect, and brick piers supporting the structure. The brick piers and foundation walls provide textural contrast and visual weight anchoring the porch to the site. The central entry with red door is accessed by brick steps with black metal railings. The enclosed porch configuration provides additional living space and weather protection while maintaining the welcoming character central to Craftsman design philosophy.

The windows have been replaced with aluminum double-hung and sliding units, affecting integrity of materials and workmanship. However, the replacement windows maintain the overall fenestration pattern and the porch window configuration preserves the historic rhythm of multiple light openings characteristic of enclosed sun porches.

The property occupies a generous lot with manicured lawn and a mature Norway maple providing substantial shade. Foundation plantings include a Japanese maple with burgundy foliage. The original detached garage with white siding remains at the rear left of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, two-story Craftsman form with front-facing gable, shed dormer providing upper-floor space, full-width enclosed front porch with multiple window bays, brick porch piers and foundation, concrete block foundation, original detached garage, and overall Craftsman massing and proportions despite vinyl siding application.

This two-story, single-family residence with matching single car garage is situated on Lot 68 in the Van Riper Sub. No. 1 and in 1941, the address was 29464 Evergreen 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, Jerome Burchnell owned lot 49 in the Van Riper Subdivision and the residence thereon, 361 Evergreen St.[2] In 1930, Jerone & Margaret Burchnell were living at 361 Evergreen St., and employed as a Foreman for Railroad.[3] In 1939, Jerome & Margaret Burchnell and family were living at 29464 Evergreen. In 1940, Jerome & Margaret Burchnell and family were living at 29464 Evergreen St., and Jerome was employed as a rail car foreman for oil & gas company.[4]

In 1950, Fred & Madge Dietrich and family resided at 29464 Evergreen; and Fred worked as mechanic for the oil refinery.[5] Fred L. Dietrich resided at 29464 Evergreen St from about 1953 through 1968.[6] In 1971, Carl L. Van Note resided at 29464 Evergreen St.[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Jerome Burchnell; original records 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 1B, dwelling 20, family 20, for Jerome & Margaret Burchnell ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 44, for Jerome & Margaret Burchnell and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 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 35, dwelling 383, for Fred & Madge Dietrich and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, Image 36 of 58; United States. National Archives and Records Administration.

[6] 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**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); 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.

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality working-class and middle-class housing constructed to serve workers associated with the expanding industrial economy during the community's formative years under Ford's influence.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic Craftsman features including front-facing gable form, steeply-pitched roof, shed dormer, full-width enclosed porch, and modest domestic scale. The enclosed front porch with brick piers and multiple window bays represents an important surviving feature demonstrating Craftsman design principles emphasizing indoor-outdoor connection and practical living space. While vinyl siding and aluminum window replacement have affected integrity of materials, the property retains its essential Craftsman form, roof configuration, distinctive enclosed porch, shed dormer, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Craftsman form including front-facing gable, shed dormer, and full-width enclosed porch with brick piers. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and aluminum window replacement. However, the retention of the enclosed porch with brick piers, concrete block foundation, shed dormer, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1924 construction during the significant early Ford period just two years after the lamp factory establishment, distinctive Craftsman form with front-facing gable, shed dormer intact providing characteristic roofline, full-width enclosed front porch with brick piers substantially preserved, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, overall Craftsman massing and proportions clearly readable, and continued residential use consistent with historic function.

The vinyl siding and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive Craftsman form, front-facing gable, shed dormer, enclosed porch with brick piers, original garage, and overall historic character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0068_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29504 Evergreen Street [355 Evergreen St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0067_000 Lot 67 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0907003		Long: -83.2825974		
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	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof w/ dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
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	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	29504 Evergreen						
Historic/Original Owner	Otto & Rose Geissler						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	20th Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1924 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The house exhibits the characteristic Craftsman form with prominent front-facing gable, shed dormer, and full-width enclosed front porch that defined American middle-class housing during the 1920s.

The steeply-pitched front-facing gable creates the distinctive Craftsman profile, with the gable end featuring horizontal siding and modest eave overhang. A large shed dormer extends across the side elevation, providing generous headroom and natural light to the upper half-story. This dormer configuration represents a practical Craftsman solution for maximizing usable space within a 1.5-story form while maintaining the characteristic roofline. Gray asphalt shingles cover the roof surfaces.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. However, the vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building in the region.

The full-width enclosed front porch represents a defining architectural feature and remains substantially intact. The porch features a low-pitched roof, multiple window bays with white frames creating a sun porch effect, and brick piers supporting the structure. The brick piers and foundation walls provide textural contrast and visual weight anchoring the porch to the site. The central entry with red door is accessed by brick steps with black metal railings. The enclosed porch configuration provides additional living space and weather protection while maintaining the welcoming character central to Craftsman design philosophy.

The windows have been replaced with aluminum double-hung and sliding units, affecting integrity of materials and workmanship. However, the replacement windows maintain the overall fenestration pattern and the porch window configuration preserves the historic rhythm of multiple light openings characteristic of enclosed sun porches.

The property occupies a generous lot with manicured lawn and a mature Norway maple providing substantial shade. Foundation plantings include a Japanese maple with burgundy foliage. The original detached garage with white siding remains at the rear left of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, 1.5-story Craftsman form with front-facing gable, shed dormer providing upper half-story space, full-width enclosed front porch with multiple window bays, brick porch piers and foundation, concrete block foundation, original detached garage, and overall Craftsman massing and proportions despite vinyl siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 67 in the Van Riper Sub. No. 1 and in 1941, the address was 29504 Evergreen 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, Otto Geissler owned lot 48 in the Van Riper Subdivision and the residence thereon, 355 Evergreen St.[2] In 1930, Otto W. & Rose Geissler were living at 355 Evergreen St., and Otto was employed as a carpenter.[3] In 1939, Otto Sr. & Rose Geissler were living at 29504 Evergreen with Otto Jr., his wife Betty Geissler and their children.[4] In 1940, Otto & Rose Geissler and family were living at 29504 Evergreen St., and employed as a carpenter for building construction.[5] In 1950, Otto & RoseGeissler resided at 29504 Evergreen; and Otto worked as carpenter for local construction.[6] In 1968, Otto Geissler resided at 29504 Evergreen St.[7] Otto Geissler died on 22 Dec 1969; he was eighty-five years old.[8]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for Otto Geissler; original records held by Brownstown Township Historical Society. *Note: Tax record shows residence was partially built in 1925.*

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 1B, dwelling 19, family 19, for Otto W. & Rose Geissler ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-JY?cat=1036363&i=439&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 440 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 43, Otto & Rose Geissler and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; 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 36, dwelling 384, for Otto & Rose Geissler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1968**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:X346-KRHY : Thu Apr 10 04:40:29 UTC 2025), Entry for Otto Walter Geissler.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality working-class and middle-class housing constructed to serve workers associated with the expanding industrial economy during the community's formative years under Ford's influence.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style that dominated American middle-class housing during the 1910s and 1920s. The house exhibits characteristic Craftsman features including 1.5-story form with front-facing gable, steeply-pitched roof, shed dormer, full-width enclosed porch, and modest domestic scale. The enclosed front porch with brick piers and multiple window bays represents an important surviving feature demonstrating Craftsman design principles emphasizing indoor-outdoor connection and practical living space. While vinyl siding and aluminum window replacement have affected integrity of materials, the property retains its essential Craftsman form, roof configuration, distinctive enclosed porch, shed dormer, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential 1.5-story Craftsman form including front-facing gable, shed dormer, and full-width enclosed porch with brick piers. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and aluminum window replacement. However, the retention of the enclosed porch with brick piers, concrete block foundation, shed dormer, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1924 construction during the significant early Ford period just two years after the lamp factory establishment, distinctive 1.5-story Craftsman form with front-facing gable, shed dormer intact providing characteristic roofline, full-width enclosed front porch with brick piers substantially preserved, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, overall Craftsman massing and proportions clearly readable, and continued residential use consistent with historic function.

The vinyl siding and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive 1.5-story Craftsman form, front-facing gable, shed dormer, enclosed porch with brick piers, original garage, and overall historic character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0067_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29512 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0066_000 Lot 66 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0905631		Long: -83.2825955		
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	1939-40	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/2 dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29512 Evergreen		
Historic/Original Owner	Albert & Margaret Wagner		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder/Contractor	Likely Geissler		

Survey Date	20th Oct. 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 Minimal Traditional residence is situated on Lot 66 in the Van Riper Subdivision No. 1, representing Flat Rock's residential development during the mature Ford Village Industries period. The house exhibits the characteristic Minimal Traditional form with simplified massing, modest scale, and restrained ornamentation that defined American working-class and middle-class housing during the late Depression era.

The side gable roof with gray asphalt shingles creates the classic Minimal Traditional profile. Twin front-facing gable dormers project from the roof slope, providing light and headroom to the upper half-story. The dormers are symmetrically placed on either side of the central axis, creating balanced facade composition. The compact 1.5-story form maximized living space within an economical footprint, characteristic of late-1930s and early-1940s housing responding to economic constraints.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of the period.

The facade displays symmetrical composition with a central entry flanked by windows on each side. Black decorative shutters frame the first-floor windows, providing visual accent consistent with traditional residential styling. The entry features a simple door with modest trim, reflecting Minimal Traditional restraint. Window boxes with flowers add domestic character. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a generous lot with manicured lawn and mature shade trees. The original detached single-car garage remains at the left rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location within Van Riper Subdivision No. 1, 1.5-story Minimal Traditional form, side gable roof with paired front dormers, symmetrical facade composition, central entry, concrete block foundation, original detached garage, and overall Minimal Traditional massing and proportions despite aluminum siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 66 in the Van Riper Sub. No. 1 and in 1941, the address was 29512 Evergreen 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 1939, Albert Wagner owned lot 66 in the Van Riper Subdivision No. 1; there was no indication of a structure on the lot.[2] In 1939, Albert & Margaret Wagner and family were living at 29512 Evergreen.[3] In 1940, Albert & Margaret Wagner and daughters were living at 29512 Evergreen St., and he was employed as a fireman for Eloise, the Wayne County Poor House/Institution.[4] In 1942, Albert Wagner owned lot 66 in the Van Riper Subdivision No. 1; and the residence thereon, 29512 Evergreen St.[5] In 1950, Albert & Margaret Wagner and family resided at 29512 Evergreen; and Albert worked as a watchman for the Eloise/Wayne County Hospital.[6] In 1950, John Vincent & Mildred Geissler resided at 29512 Evergreen; and John worked as Carpenter for local house construction.[7] Albert D. Wagner died on 19 June 1954.[8] Margaret Wagner continued to reside at 29512 Evergreen until her death on 7 Nov 1966.[9]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 189, entry for Albert Wagner; 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 3A, dwelling 50, for Albert and Margaret Wagner and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 of 1034; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 625, entry for Albert Wagner; original records held by Brownstown Township Historical Society.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 386, for Albert & Margaret Wagner and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; 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 36, dwelling 385, for John V. & Mildred Geissler ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[8] "Michigan, Deaths and Burials, 1800-1995," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FH3F-G5F : 2 January 2026), Albert D. Wagner, 19 June1954.

[9] "Michigan, Deaths and Burials, 1800-1995," database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHH3-PM9 : 2 January 2026), Margaret Virginia Wagner, 7 Nov 1966.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. The property's location within Van Riper Subdivision No. 1 places it within one of the community's documented residential plats. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods. The 1940 construction date places this property at the end of the prewar building period, demonstrating continued housing demand serving the industrial workforce.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, paired symmetrical dormers, central entry, and modest domestic scale. While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, dormers, symmetrical composition, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within Lot 66 of Van Riper Subdivision No. 1 on Evergreen Street. The design retains the essential Minimal Traditional form including side gable roof, paired front dormers, symmetrical facade, and central entry. The setting preserves suburban character with generous lot and mature landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the original detached garage and concrete block foundation partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development. Supporting factors include 1940 construction during the mature Ford Village Industries period, location within Van Riper Subdivision No. 1, 1.5-story Minimal Traditional form with side gable roof, paired front dormers intact with symmetrical placement, central entry and symmetrical facade composition preserved, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, original fenestration pattern maintained, and overall Minimal Traditional massing and proportions clearly readable.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, paired dormers, symmetrical composition, original garage, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0066_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29524 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0065_000 Lot 65 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0904255		Long: -83.2825787		
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	Dutch Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Gambrel Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Double Hung Sash Units
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29524 Evergreen					
Historic/Original Owner	F.A. Grimmer / Dr. John Harvey & Evelyn Penix					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	20th Oct 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 Dutch Colonial Revival residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The house exhibits the characteristic gambrel roof that defines the Dutch Colonial Revival style, a popular residential design during the 1920s that evoked colonial American heritage while providing practical advantages of expanded second-floor living space.

The gambrel roof—with its distinctive double-sloped profile on each side—creates the signature Dutch Colonial silhouette. The lower, steeper slope transitions to an upper, shallower slope, maximizing usable space in the upper story while creating a visually distinctive roofline. Gray asphalt shingles cover the roof surfaces. A brick chimney rises from the roof, indicating the home's original heating system and representing an important surviving original feature.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building in the region.

The enclosed front porch represents a defining architectural feature and remains substantially intact. The porch features multiple window bays with white frames, brick piers and foundation walls providing visual weight and textural contrast against the siding. Metal awnings over the porch windows provide weather protection and add period character. The porch configuration provides additional living space while creating the welcoming domestic character typical of 1920s residential design.

The second floor displays paired windows with black decorative shutters on the front facade, positioned within the gambrel roof's lower slope. This window placement within the gambrel profile is characteristic of Dutch Colonial design, demonstrating how the roof form accommodates full-height second-floor rooms. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a generous lot with manicured lawn and foundation plantings including hostas and a Japanese maple with burgundy foliage. A decorative lamp post with American flag reflects continued property pride. The original detached garage remains at the left side of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, two-story Dutch Colonial Revival form, distinctive gambrel roof profile, enclosed front porch with brick piers, brick chimney as original feature, concrete block foundation, black decorative shutters, metal awnings, original detached garage, and overall Dutch Colonial massing and proportions despite aluminum siding application.

This two-story, single-family residence with matching car garage is situated on Lot 65 in the Van Riper Sub. No. 1 and in 1941, the address was 29524 Evergreen 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, Firmin A. Grimmer [married Claire Bates 1922] owned lot 65 of the Van Riper No. 1; and the residence and garage thereon.[2]

In 1939, Dr. John and Evelyn Penix and family were living at 29524 Evergreen.[3] In 1940, Dr. John Harvey & Evelyn Penix together with their daughters were living at 29524 Evergreen St., and Dr. Penix was employed as a physician in private practice.[4] In 1950, Dr. John Harvey & Evelyn Penix and their daughter were living at 29524 Evergreen St., and Dr. Penix was employed as a local physician in private practice.[5] In 1942, Dr. John H. Penix owned lot 65 of the Van Riper No. 1; and the residence and garage thereon.[6]

Dr. John Harvey Penix was born in Bowling Green, Missouri, on December 7, 1879. He attended undergrad at A.B. William Jewell College (Missouri), graduated in 1906. Dr. Penix attended Harvard Medical College (Massachusetts) and graduated in 1911. He completed his medical internships in Detroit starting on December 12, 1912. Dr. Penix and his family arrived in Flat Rock about April 5, 1939, purchased the residence at 29524 Evergreen St. and began practicing as a local physician. Dr. Penix died on 1 March 1967, at the age of eighty-seven.[7]

Evelyn Penix died on 10 June 1998 at the age of ninety-four.[8]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 102, entry for F.A. Grimmer for lot 65; 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 3A, dwelling 49, for Dr. John Harvey & Evelyn Penix and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 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 77, dwelling 387, for Dr. John Harvey & Evelyn Penix and family, 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] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 625, entry for J.H. Penix for lot 65; original records held by Brownstown Township Historical Society.

[7] "United States, Deceased Physician File (AMA), 1864-1968", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:CG6W-XF3Z: accessed 22 Jan 2026), File for John Harvey Penix, 1 Mar 1967. *Note: These two cards detail the education and licensure of Dr. John Harvey Penix over his lifetime.*

[8] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QL9V-QCQ1 : accessed 22 January 2026), Entry for Evelyn Penix, 1998.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Dutch Colonial Revival house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality housing constructed to serve workers, supervisors, or professionals associated with the expanding industrial economy during the community's formative years.

Criterion C — Architecture

The property represents a good local example of Dutch Colonial Revival residential architecture, a style popular throughout the 1920s that evoked colonial American heritage. The house exhibits the characteristic Dutch Colonial feature—the gambrel roof—which distinguishes the style and provides expanded second-floor living space. The enclosed front porch with brick piers represents an important period feature demonstrating the style's adaptation to regional building practices. While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Dutch Colonial form, distinctive gambrel roof profile, enclosed porch, brick chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Dutch Colonial form including the distinctive gambrel roof, enclosed front porch with brick piers, and two-story massing. The setting preserves suburban character with generous lot and mature landscaping. The property conveys the feeling of a 1920s Dutch Colonial residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the gambrel roof profile, enclosed porch with brick elements, brick chimney, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Dutch Colonial Revival residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development. Supporting factors include 1924 construction during the significant early Ford period just two years after the lamp factory establishment, distinctive Dutch Colonial Revival form with gambrel roof, enclosed front porch with brick piers substantially preserved, brick chimney surviving as original feature, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, original fenestration pattern maintained, and overall Dutch Colonial massing and proportions clearly readable.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive gambrel roof, enclosed porch with brick piers, brick chimney, original garage, and overall Dutch Colonial character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0065_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29536 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0064_000 Lot 64 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0902831		Long: -83.2825226		
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	
Building Form	2 Story Rectilinear	
Roof Form	Hip Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Picture/Double Hung Sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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 ☒ Windows	Moved ☐	Date(s):

Current/Common Name	29536 Evergreen Street
Historic/Original Owner	Grandville & Geraldine Baker
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	unknown

Survey Date	22 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1940 Colonial Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The house exhibits the formal two-story brick form and restrained classical references characteristic of the Colonial Revival style, executed with quality materials and thoughtful design that distinguish it as a substantial dwelling serving the industrial community.

The hip roof with tan asphalt shingles creates a dignified, formal profile characteristic of Colonial Revival design. The hip configuration—sloping on all four sides—provides a more refined appearance than gabled alternatives and emphasizes the building's solid, balanced massing. The roof extends in an unbroken plane, creating clean horizontal lines that complement the brick exterior.

The comprehensive dark red-brown brick veneer covering all exterior walls represents premium 1940 construction. The brick demonstrates skilled masonry with consistent coursing, uniform mortar joints, and subtle color variation creating visual richness. The brick foundation continues the masonry treatment to grade level, providing design continuity and quality construction detailing. The brick's excellent condition after 85 years demonstrates quality materials and construction.

The facade displays asymmetrical composition with a projecting bay window on the left and the entry on the right. The bay window features a hip roof echoing the main roof form, with multiple window lights providing generous natural light to the interior living space. This bay window represents a distinctive architectural feature that adds visual interest and demonstrates design sophistication beyond basic Colonial Revival configurations. Cream-colored trim frames the bay window, providing contrast against the dark brick.

The entry features a green door with sidelights, accessed by concrete steps. An American flag displayed at the entry reflects continued property pride. The second floor displays paired windows with cream trim, symmetrically placed to create balanced composition on the upper facade. Decorative brick detailing is visible beneath the second-floor windows, adding subtle ornamentation consistent with Colonial Revival restraint.

The windows have been replaced with vinyl units including picture and double-hung configurations, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern, and the intact brick exterior represents the primary historic material.

The property occupies a generous lot with exceptional landscaping including manicured lawn, extensive foundation plantings with hostas, flowering perennials, ornamental shrubs, and stone-edged garden beds demonstrating outstanding property stewardship. The original detached garage remains on the property, representing an important contributing outbuilding.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, two-story Colonial Revival form, hip roof with clean horizontal lines, full dark red-brown brick veneer throughout, brick foundation providing design continuity, projecting bay window with hip roof, cream trim contrasting with dark brick, asymmetrical facade with balanced upper story, original detached garage, and overall quality prewar residential design.

This two-story, single-family brick veneered residence is situated on Lot 64 in the Van Riper Sub. No. 1 and in 1941, the address was 29536 Evergreen 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 1927, Gertrude Lambrix, of Carleton, Michigan, owned lot 64 in the Van Riper Subdivision No. 1; there was no structure on the lot.[2] In 1939, Gertrude Lambrix, of Carleton, Michigan, owned lot 64 in the Van Riper Subdivision No. 1; there was no structure on the lot.[3]

In 1942, Granville Baker owned lot 64 in the Van Riper Subdivision No. 1; and the residence thereon 29536 Evergreen St.[4] Granville Monroe Baker registered for the draft on 16 Feb 1942; he was born on 19 Oct 1900, in Liberty Center, Henry County, Ohio, was employed by the Detroit, Toledo, & Ironton (Vreeland Rd.) and his family resided at 29536 Evergreen St.[5]

In 1950, Granville & Geraldine Baker and family resided at 29536 Evergreen; and Granville worked as foreman at the round house at rail road.[6]

"Granville Baker once a Mayor of Flat Rock lived here in the 50's."[7] Granville Baker served as president of the Village of Flat Rock in 1952, and was Mayor of Flat Rock from 1968 to June 1971.[8] Granville Baker died on 14 June 1983 and is interred in Michigan Memorial Park.[9]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged by subdivision; pg. 122, entry for Gertrude Lambrix; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 189, entry for Gertrude Lambrix; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol.3, pg. 624, entry for Grandville Baker; original records held by Brownstown Township Historical Society.

[5] "U.S. World War II Draft Registration Cards: Young Men, 1940-1947", *Ancestry.com* (https://www.ancestry.com/search/collections/2238/records/267649339 : accessed 22 Jan 2026), Entry for Granville Monroe Baker and D.T&I. Railroad, 16 Feb 1942.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 36, dwelling 388, for Graville & Geraldine Baker and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[8] "Former mayor of Flat Rock dies in hospital," The Monroe Evening News (Monroe, Michigan), 15 June 1983, obituary for Granville M. Baker; **imaged**, Newspapers.com (https://www.newspapers.com/image/1282038949/ : accessed 23 Jan 2026).

[9] "Former mayor of Flat Rock dies in hospital," The Monroe Evening News (Monroe, Michigan), 15 June 1983.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers and professionals. The 1940 construction date places this property at the end of the prewar building period, demonstrating that Flat Rock's economy remained sufficiently robust to support quality brick residential construction. The substantial Colonial Revival design suggests housing for supervisory, professional, or skilled worker households with economic resources generated by industrial prosperity.

Criterion C — Architecture

The property represents a good local example of Colonial Revival residential architecture with distinctive hip roof form. The house exhibits characteristic Colonial Revival features including formal two-story massing, balanced composition, classical restraint, and quality brick construction. The hip roof distinguishes this example from more common gable-roofed Colonial Revival houses, providing a refined appearance. The projecting bay window with matching hip roof adds architectural interest while maintaining stylistic consistency. The full brick veneer exterior represents premium construction within the Colonial Revival typology. While vinyl window replacement has affected integrity of workmanship, the property retains its essential form, intact brick exterior, distinctive bay window, hip roof, and original garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Colonial Revival form including hip roof, projecting bay window, and two-story massing. The materials retain the original brick veneer exterior, brick foundation, and bay window configuration. The setting preserves suburban character with generous lot and exceptional landscaping. The property conveys the feeling of a substantial 1940 residence and maintains association with prewar residential development. Integrity of workmanship has been partially compromised by vinyl window replacement, though the original fenestration pattern and the high-quality brick construction remain evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Colonial Revival residence retains strong integrity conveying its historic character and association with prewar residential development. Supporting factors include 1940 construction during the mature Ford Village Industries period, Colonial Revival form with distinctive hip roof, quality dark red-brown brick veneer intact throughout, brick foundation demonstrating construction quality, projecting bay window with hip roof preserved, cream trim details retained, original detached garage as contributing outbuilding, original fenestration pattern maintained despite vinyl replacement, exceptional property maintenance and landscaping, and overall substantial prewar residential design clearly readable.

The vinyl window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, hip roof, distinctive bay window, brick foundation, original garage, and overall Colonial Revival character remain intact and clearly communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0064_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29546 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0063_000 Lot 63 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0901552	Long: -83.2825529			
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	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled Main Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding (Replacement)/Vertical Wood Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung Sash Units	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29546 Evergreen						
Historic/Original Owner	Benjamin & Laura Wales						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	20th Oct, 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 Cape Cod Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed during the late Depression years. The house exhibits the characteristic 1.5-story form with side gable roof and paired front dormers that defined the Cape Cod Revival style, one of the most popular residential designs of the late 1930s. The style's associations with colonial New England heritage and modest domestic scale made it particularly appealing during economically uncertain times.

The side gable roof with gray asphalt shingles creates the classic Cape Cod profile. Twin front-facing gable dormers project from the roof slope, providing light and headroom to the upper half-story bedrooms. The dormers feature dark trim at their bases, creating visual definition against the roof plane. The steeply-pitched roof extends low toward the first floor, characteristic of Cape Cod proportions. The prominent brick chimney on the left elevation represents an important surviving original feature, indicating the home's original heating system and contributing substantial historic character to the property.

The exterior displays a combination of siding materials. The front facade features vertical wood siding (board and batten style), while vinyl siding covers the side elevations. The vertical wood treatment on the front facade provides textural interest and may represent an original design feature or a sympathetic later modification that references traditional building materials. The concrete block foundation is visible at grade level.

The facade displays symmetrical composition with a central entry flanked by windows on each side. The entry features a red door accessed by wood stairs with white railings, creating a welcoming approach. The first-floor windows are evenly placed, while each dormer contains a single window, maintaining balanced composition. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale and the original fenestration pattern.

A white picket fence encloses the front yard, contributing to the property's cottage-like character and complementing the Cape Cod styling. Foundation plantings include evergreen specimens flanking the entry stairs. The original detached garage with matching white siding remains at the left rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1938 construction date within the mature Ford Village Industries period, 1.5-story Cape Cod Revival form, side gable roof with paired front-facing gable dormers, prominent brick chimney as surviving original feature, vertical wood siding on front facade, central entry with symmetrical fenestration, white picket fence contributing to cottage character, original detached garage, and overall Cape Cod massing and proportions.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 63 in the Van Riper Sub. No. 1 and in 1941, the address was 29546 Evergreen 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 1939, Benjamin & Laura Wales owned lot 63 in Van Riper Subdivision No. 1; and the residence thereon 29546 Evergreen St.[2] In 1939, Benjamin & Laura Wales and family were living at 29546 Evergreen.[3] In 1940, Benjamin & Laura Wales and nephew were living at 29546 Evergreen St., and Benjamin was employed as an assistant cashier for the bank.[4]

In 1950, Philip & Irene Harty and daughter resided at 29546 Evergreen; and Philip worked as a roller for Steel Manufacturing.[5]

Joseph Karoly resided at 29546 Evergreen St. from 1953 through 1971.[6]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," hand paginated, arranged by subdivision; pg. 189, entry for Benjamin & Laura Wales; 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 3A, dwelling 48, for Ben Buel & Laura Wales and nephew; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 9 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 36, dwelling 389, for Philip & Irene Harty and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 37 of 58; United States. National Archives and Records Administration.

[6] 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**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); 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.

Criterion A — Community Planning and Development/Industry

This 1938 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1938 construction date places this property within the late Depression era, demonstrating that Flat Rock's economy remained sufficiently stable to support continued residential construction. The Cape Cod Revival style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain economic times.

Criterion C — Architecture

The property represents a good local example of Cape Cod Revival residential architecture, a style that achieved widespread popularity during the late 1930s. The house exhibits characteristic Cape Cod features including 1.5-story form, side gable roof, paired symmetrical front dormers, central entry, and modest domestic scale. The prominent brick chimney represents an important original feature enhancing the property's historic character. The vertical wood siding on the front facade provides textural interest consistent with traditional building practices. While siding modifications and aluminum window replacement have affected integrity of materials, the property retains its essential Cape Cod form, roof configuration, dormers, chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Cape Cod form including side gable roof, paired front dormers, and symmetrical facade composition. The setting preserves suburban character with generous lot, white picket fence, and mature landscaping. The property conveys the feeling of a late-1930s Cape Cod residence and maintains association with Depression-era residential development. Integrity of materials and workmanship has been compromised by siding application and aluminum window replacement. However, the retention of the prominent brick chimney, original detached garage, and Cape Cod form partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1938 Cape Cod Revival residence retains sufficient integrity to convey its historic character and association with Depression-era residential development. Supporting factors include 1938 construction during the mature Ford Village Industries period, Cape Cod Revival form with side gable roof, paired front-facing gable dormers intact with symmetrical placement, prominent brick chimney surviving as original feature, vertical wood siding on front facade providing traditional character, central entry with symmetrical fenestration preserved, white picket fence enhancing cottage character, original detached garage retained as contributing outbuilding, original fenestration pattern maintained, and overall Cape Cod massing and proportions clearly readable.

The siding modifications and aluminum window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive Cape Cod form, paired dormers, prominent brick chimney, original garage, and overall historic character remain clearly evident and communicate the property's 1938 construction and architectural significance within Flat Rock's late Depression-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0063_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29554 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0061_003 Lots 60 & 61 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0900363		Long: -83.2825799		
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	1927
Architectural Style	Tudor Revival
Building Form	1.5 Story Rectilinear
Roof Form	Complex Cross Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl (Replacement)
Foundation Materials	Concrete Slab
Window Materials	Original Leaded Glass/Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage & Porte Cochere

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):		
Current/Common Name	29554 Evergreen					
Historic/Original Owner	Madore & Helen DeLaere / Leonard & Anne Clement					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Madore DeLaere					

Survey Date	21st Oct.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 Tudor Revival residence is an exceptional example of skilled craftsmanship built by **Madore DeLaere**, a Belgian immigrant who worked as a specialty brick mason. DeLaere constructed this house as his personal residence, and the property showcases the exceptional masonry skills he brought from European building traditions. The house exhibits the characteristic Tudor Revival features—steeply-pitched gables, decorative half-timbering, and prominent chimney—executed with extraordinary brick detailing that distinguishes it as one of the finest examples of masonry craftsmanship in Flat Rock.

The multiple steeply-pitched front-facing gables create the distinctive Tudor silhouette, with the rooflines intersecting to form a picturesque composition. The gables feature decorative half-timbering with stucco infill in the upper sections, contrasting with the brick below and creating the medieval English cottage aesthetic central to Tudor Revival design. Brown asphalt shingles cover the roof surfaces.

The **decorative brickwork** throughout the property represents DeLaere's specialty masonry skills and constitutes the building's most significant architectural feature. The prominent chimney rises dramatically from the facade, featuring elaborate decorative brick patterning with contrasting brick colors creating geometric designs. This chimney represents a masterwork of masonry craftsmanship, demonstrating techniques and artistic sensibility reflecting DeLaere's European training. The brick foundation continues the quality masonry to grade level.

The exterior walls display carefully executed brick veneer with consistent coursing and thoughtful color variation. The brick treatment around windows and at corners demonstrates the refined craftsmanship of a specialty mason rather than standard residential construction. Diamond-shaped brick accents visible in the gable areas add decorative interest consistent with Tudor Revival styling.

The property retains many **original leaded glass windows**, a significant survival of historic fabric representing both the Tudor Revival style and quality 1920s residential construction. The diamond-paned leaded glass windows visible in the gable and facade create the medieval English character essential to Tudor styling while demonstrating DeLaere's commitment to quality materials throughout. Some aluminum double-hung replacement windows are present, representing a minor alteration that does not substantially diminish the property's exceptional integrity.

The **original porte cochere** (covered carriage entrance) extends from the left side of the house, supported by brick piers matching the house exterior. This feature represents both the Tudor Revival style's embrace of picturesque medieval forms and the accommodation of automobile access characteristic of 1920s residential design. The porte cochere's survival as an original feature significantly enhances the property's integrity.

The entry features a red door with burgundy trim, accessed beneath the porte cochere. The asymmetrical facade composition with multiple projecting gables creates visual interest characteristic of Tudor Revival design's rejection of formal symmetry in favor of picturesque massing.

The property occupies a generous lot with exceptional landscaping including mature evergreen specimens (arborvitae, blue spruce, weeping conifer), Japanese maples with burgundy foliage, and ornamental shrubs creating a lush setting. The original detached garage remains at the rear of the property, representing an important contributing outbuilding.

Character-defining features include the 1927 construction by specialty brick mason Madore DeLaere, 1.5-story Tudor Revival form with multiple steep gables, exceptional decorative brickwork throughout, prominent chimney with elaborate decorative brick patterning, brick foundation demonstrating masonry quality, half-timbering and stucco in gable areas, original leaded glass windows with diamond panes, original porte cochere with brick piers, asymmetrical picturesque composition, original detached garage, and overall exceptional craftsmanship representing Belgian immigrant masonry traditions.

This 1.5 story, single-family brick veneered residence with matching single car garage is situated on Lot 60 & 61 in the Van Riper Sub. No. 1 and in 1941, the address was 29554 Evergreen 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 1927, Medore DeLaere owned lots 60 & 61 of the Van Riper Subdivision No. 1; and the residence thereon, 331 Evergreen St.[2] In 1930, Medore J. [Belgian Immigrant] & Helen Delacre and their children were living at 331 Evergreen St., and Medore was employed as a brick Mason.[3] Medore DeLaere died on 20 Aug 1934.[4]

In 1939, Leonard & Ann Clement were living at 29554 Evergreen.[5] In 1940, Leonard & Anne Clement were living at 29554 Evergreen St., and employed as a Superintendent for Gas Company.[6] In 1950, Leonard & Anne Clement resided at 29554 Evergreen; and Leonard worked as a representative for the gas utility.[7] Leonard Clement resided at 29554 Evergreen St. in 1971.[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.

Criterion A — Community Planning and Development/Ethnic Heritage

This 1927 residence represents Flat Rock's residential development during the early Ford Village Industries period and the contributions of European immigrants to the community's built environment. The property was constructed by Madore DeLaere, a Belgian immigrant specialty brick mason whose work demonstrates the skilled building trades practitioners who settled in Flat Rock during this period. Belgian immigrants brought distinctive masonry traditions to Michigan, and DeLaere's work represents this ethnic heritage contribution to local architecture. The property demonstrates how immigrant craftsmen applied European building skills to American residential design, enriching the community's architectural character.

Criterion B — Association with Significant Person (Madore DeLaere)

This property possesses special significance for its association with **Madore DeLaere**, a Belgian immigrant specialty brick mason whose exceptional craftsmanship is embodied in the house he built as his personal residence. DeLaere's significance derives from his mastery of decorative brickwork reflecting European masonry traditions, his contribution to Flat Rock's architectural heritage through skilled craftsmanship, his representation of the immigrant craftsmen who built the community during the Ford Village Industries period, and his creation of one of Flat Rock's finest examples of residential masonry.

Tragically, DeLaere died just six years after completing this house in 1934, succumbing to a spinal tumor at the young age of 50. His early death makes this residence particularly significant as a surviving monument to his skills and his contribution to the community. The house stands as DeLaere's personal statement of his masonry abilities, built to showcase the decorative techniques that distinguished his work.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 122, entry for Madore DeLaere; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 12, family 12,Medart J & Helen Delacre ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7P-W6L : Fri Jan 02 10:27:07 UTC 2026), Entry for Madore Delaere, 30 Aug 1934.

[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, [none] (stamped), enumeration district (ED) 82-1, sheet 3A, dwelling 47, family ,Leonard & Anne Clement ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ1?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 9 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 36, dwelling 390, for Leonard & Anne Clement ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, image 37 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C — Architecture

The property represents an exceptional example of Tudor Revival residential architecture distinguished by extraordinary decorative brickwork executed by a specialty brick mason. The house exhibits characteristic Tudor Revival features including steeply-pitched multiple gables, half-timbering with stucco, prominent decorative chimney, asymmetrical picturesque composition, and leaded glass windows.

The decorative brickwork elevates this property above typical Tudor Revival examples. The chimney with its elaborate geometric brick patterning represents a masterwork of masonry craftsmanship. The careful brick detailing throughout—around windows, at corners, in the foundation—demonstrates the refined skills of a European-trained mason. The survival of original leaded glass windows further distinguishes the property's architectural significance.

The original porte cochere represents an important character-defining feature demonstrating the Tudor Revival style's adaptation to automobile-era residential design while maintaining medieval picturesque character.

Integrity Assessment

The property retains exceptional integrity in all seven aspects. The building remains in its original location. The design is substantially intact including Tudor Revival form, multiple gables, half-timbering, decorative chimney, porte cochere, and leaded glass windows. The materials demonstrate outstanding preservation with original brick veneer, decorative brickwork, stucco, and leaded glass surviving. The workmanship—representing DeLaere's specialty masonry skills—is clearly evident throughout the property. The setting preserves suburban character with generous lot and mature landscaping. The property conveys strong feeling of a quality 1920s Tudor Revival residence and maintains clear association with Madore DeLaere's craftsmanship and the early Ford Village Industries development period.

This property is recommended as **Contributing** to the Flat Rock Historical District with strong potential for **Individual Eligibility** to the National Register under Criteria A, B, and C.

Factors Supporting Contributing and Individual Eligibility:

The property meets multiple criteria for significance. Under Criterion A, the 1927 construction during the early Ford Village Industries period and representation of Belgian immigrant contributions to the community's built environment establish significance for community development and ethnic heritage. Under Criterion B, the association with Madore DeLaere, specialty brick mason whose exceptional craftsmanship is embodied in this personal residence, establishes significance for association with a significant person in Flat Rock's building trades. Under Criterion C, the exceptional Tudor Revival design with outstanding decorative brickwork executed by a European-trained specialty mason, survival of original leaded glass windows, original porte cochere, and overall exceptional craftsmanship establish architectural significance.

The property exhibits exceptional integrity with original brick veneer and decorative brickwork intact, original leaded glass windows preserved, original porte cochere surviving, original detached garage retained, Tudor Revival form and detailing substantially unaltered, and DeLaere's masonry craftsmanship clearly evident throughout.

Madore DeLaere Documentation:

This property provides important documentation of Belgian immigrant contributions to Flat Rock's development:

- **Builder:** Madore DeLaere, Belgian immigrant specialty brick mason
- **Construction:** 1927 as personal residence
- **Death:** 1934, age 50, spinal tumor (six years after completing house)
- **Significance:** Exceptional decorative brickwork representing European masonry traditions

Further research into DeLaere's life and other work could strengthen the Criterion B case and potentially identify additional properties he constructed 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0061_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29632 Evergreen Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0061_000 Lots 61 & 62 Van Riper's Subdivision No. 1 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0897692		Long: -83.282534		
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	Colonial Revival	
Building Form	2 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29632 Evergreen					
Historic/Original Owner	Richard Crosby & Ida Mae (nee Quick) Reichard					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Oct 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 Colonial Revival residence represents Flat Rock's suburban residential development during the post-Korean War prosperity period. The house exhibits the formal two-story brick form characteristic of Colonial Revival styling, adapted with mid-century features including large picture windows that blend traditional massing with contemporary design elements. The 1953 construction date places this property within the same year as Paul Van Riper's second brick residence at 29645 Evergreen, indicating sustained demand for quality brick construction during this period.

The side gable roof with dark asphalt shingles creates the classic Colonial Revival profile. The gable ends are simply finished, and the roofline maintains clean horizontal lines characteristic of the style. The prominent brick chimney on the exterior side wall represents an important original feature, indicating the home's heating system and contributing to the Colonial Revival character.

The comprehensive red-brown brick veneer covering all exterior walls represents premium 1953 construction. The brick demonstrates skilled masonry with consistent coursing and uniform mortar joints. The brick foundation continues the masonry treatment to grade level, providing design continuity and quality construction detailing. The brick's excellent condition after 70+ years demonstrates quality materials and construction.

The facade displays the formal two-story massing characteristic of Colonial Revival design. Two large picture windows on the first floor represent a mid-century adaptation, providing generous natural light to the main living spaces while maintaining traditional overall proportions. These picture windows demonstrate how 1950s Colonial Revival houses incorporated contemporary design elements within traditional forms. The second floor displays regularly-spaced double-hung windows with white trim providing contrast against the dark brick. The windows have been replaced with aluminum units, affecting integrity of workmanship, though the replacement windows maintain appropriate scale and the overall fenestration pattern.

The central entry with white door and trim creates a focal point on the facade. The entry appears simply detailed consistent with mid-century Colonial Revival restraint. Climbing vines on portions of the brick facade add established residential character.

The property occupies a generous lot with mature shade trees and extensive foundation landscaping including ornamental shrubs and perennial plantings demonstrating careful property stewardship. The detached garage with brick veneer matching the house is located to the right, connected by a driveway. The garage appears to be original or an early addition that complements the house design.

Character-defining features include the 1953 construction date within the post-Korean War prosperity period, two-story Colonial Revival form with side gable roof, full red-brown brick veneer throughout, brick foundation providing design continuity, prominent brick chimney, large picture windows representing mid-century adaptation, white trim contrasting with dark brick, detached brick garage, mature landscaping with shade trees, and overall quality suburban 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 1942, Helen DeLaere owned lots 61 and 62 (except the northern 60 feet) of the Van Riper Subdivision No. 1; and there was no structure on these lots.[1] Richard Crosby Reichard and his wife Ida Mae (nee Quick) resided at 29632 Evergreen from 1953 through 1968.[2] Richard Crosby Reichard was a veteran of World War II, he died on 9 March 1995, and is interred at Fort Custer National Cemetery in Kalamazoo County, Michigan.[3] The Reichard Family continues to reside at 29632 Evergreen St.

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 624, entry for Mrs. Helen DeLaere; original records 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; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVQ-KRW6 : Tue Apr 01 08:22:53 UTC 2025), Entry for Richard C Reichard.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1953 residence represents Flat Rock's continued suburban development during the prosperous post-Korean War period. By the early 1950s, Flat Rock had developed substantial residential neighborhoods serving workers employed at local industries and the broader Detroit metropolitan industrial economy. The 1953 construction date places this property within a significant period of suburban growth when quality brick Colonial Revival houses demonstrated the community's prosperity. The property represents the type of substantial housing constructed for professional, supervisory, or skilled worker households with economic resources generated by industrial employment.

Criterion C — Architecture

The property represents a good local example of mid-century Colonial Revival residential architecture, demonstrating how the traditional style adapted to incorporate contemporary features. The house exhibits characteristic Colonial Revival features including formal two-story massing, side gable roof, symmetrical tendencies, and quality brick construction. The large picture windows represent mid-century adaptation, blending traditional Colonial Revival form with contemporary emphasis on natural light and indoor-outdoor visual connection. The full brick veneer exterior represents premium construction within the Colonial Revival typology. While aluminum window replacement has affected integrity of workmanship, the property retains its essential form, intact brick exterior, prominent chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site within the established Evergreen Street residential context. The design retains the essential Colonial Revival form including side gable roof, two-story massing, and formal composition. The materials retain the original brick veneer exterior, brick foundation, and brick chimney. The setting preserves suburban character with generous lot, mature shade trees, and extensive landscaping. The property conveys the feeling of a quality 1950s Colonial Revival residence and maintains association with post-Korean War residential development. Integrity of workmanship has been partially compromised by aluminum window replacement, though the high-quality brick construction remains evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1953 Colonial Revival residence retains strong integrity conveying its historic character and association with post-Korean War residential development. Supporting factors include 1953 construction during the post-Korean War prosperity period, Colonial Revival form with side gable roof, quality red-brown brick veneer intact throughout, brick foundation demonstrating construction quality, prominent brick chimney as original feature, large picture windows representing mid-century design adaptation, detached brick garage complementing house design, mature landscaping with shade trees, original fenestration pattern maintained despite aluminum replacement, and overall substantial 1950s residential design clearly readable.

The aluminum window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, side gable roof, prominent chimney, brick garage, and overall Colonial Revival character remain intact and clearly communicate the property's 1953 construction and architectural significance within Flat Rock's post-Korean War residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0061_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25461 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0171_000 Lot 171 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941482		Long: -83.2802156		
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	Ranch
Building Form	Single Story
Roof Form	Simple Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick Veneer
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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	25461 Gibraltar Rd.						
Historic/Original Owner	Christopher & Melanie Hickman						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	21 Oct 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 one-story brick ranch represents the final years of residential development within the Flat Rock Historical District's period of significance. The house exhibits the characteristic ranch form that continued to dominate American suburban construction into the early 1970s, featuring single-story horizontal massing, brick veneer exterior, and integrated design reflecting mature ranch house conventions.

The front gable roof with brown asphalt shingles creates a compact profile. A brick chimney rises from the roof, indicating the home's heating system. The roof form represents a variation from the more common hip or side gable ranch configurations, providing a slightly more traditional appearance.

The comprehensive red-brown brick veneer covering the exterior walls represents quality 1971 construction continuing the local tradition of brick residential building established in earlier decades. The brick demonstrates consistent coursing and quality masonry. The concrete foundation is typical of the period.

The facade displays asymmetrical composition with a recessed entry porch supported by a simple post, creating a sheltered approach. A large picture window on the left portion of the facade provides generous natural light to the main living area. Aluminum sliding windows are present in other locations. The fenestration represents typical early 1970s residential design with emphasis on natural light and horizontal proportions.

The property occupies a modest lot with lawn and a mature fruit tree in the front yard. A detached garage is located at the rear of the property, accessed by a concrete driveway.

Character-defining features include the 1971 construction date, one-story ranch form with front gable roof, full brick veneer exterior, brick chimney, recessed entry porch, large picture window, aluminum sliding windows, and detached garage.

History of the Resource

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

Christopher Charles & Melanie Hickman resided at 25461 Gibraltar Road about 1975 through 2012.[1]

[1] "United States, Residence Database, 1970-2024", , *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6TYY-3LJ8 : 8 June 2024), Christophe C Hickman, 1976; **ALSO**; City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0171_000; 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.

Criterion A — Community Planning and Development

This 1971 residence represents the final phase of residential development within the Flat Rock Historical District's period of significance. The property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The 1971 construction date places this property within the district's period of significance (1920-1975), representing the mature suburban development that evolved from the community's industrial base.

Criterion C — Architecture

The property represents a good local example of early 1970s ranch house architecture, demonstrating the continued popularity of the ranch form that dominated American suburban construction for three decades. The house exhibits characteristic ranch features including single-story horizontal form, front gable roof, brick veneer exterior, recessed entry porch, and large picture window. The full brick veneer exterior represents the sustained local preference for quality masonry construction established in earlier decades. The property demonstrates how ranch house design evolved into the early 1970s while maintaining core characteristics.

Integrity Assessment

The property retains integrity in all seven aspects. The house remains in its original location. The design retains the essential ranch form including front gable roof, recessed entry porch, and asymmetrical facade composition. The materials retain the original brick veneer exterior and fenestration pattern. The workmanship demonstrates quality early 1970s residential construction. The setting preserves suburban character with lawn and mature landscaping. The property conveys the feeling of an early 1970s ranch residence and maintains association with the final phase of the district's period of significance.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1971 brick ranch, now over 50 years old, retains strong integrity conveying its historic character and association with the final phase of residential development within the district's period of significance.

Supporting factors include 1971 construction within the district's period of significance (1920-1975), ranch form representing the dominant residential style of the postwar era, quality brick veneer exterior intact throughout, brick chimney as original feature, recessed entry porch preserved, large picture window and aluminum sliding windows representing period fenestration, front gable roof configuration maintained, detached garage retained, and overall early 1970s ranch character clearly readable.

The property represents the continuation of quality brick residential construction that characterized Flat Rock's development from the Ford Village Industries era through the early 1970s. The intact brick exterior and preserved ranch form clearly communicate the property's 1971 construction and architectural significance within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0171_000; g citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25471 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0170_000 Lot 170 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941463		Long: -83.280463		
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	Ranch
Building Form	Single Story Rectilinear
Roof Form	Complex Hip & Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick
Foundation Materials	Brick/Basement
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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 ☒ Windows	Moved ☐ Date(s):
Current/Common Name	25471 Gibraltar Rd.		
Historic/Original Owner	Cheryl Diane (nee) Eberts Stamper		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	21 Oct 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 one-story brick ranch represents the final phase of residential development within the Flat Rock Historical District's period of significance. Now over 50 years old, the property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The house exhibits the characteristic ranch form that dominated American suburban construction for three decades, featuring single-story horizontal massing and full brick veneer exterior.

The cross gable roof with light-colored asphalt shingles creates an L-shaped plan with intersecting rooflines. A brick chimney rises from the roof, indicating the home's original heating system. The roof configuration provides architectural interest while maintaining the low horizontal profile characteristic of ranch design.

The comprehensive red brick veneer covering the exterior walls represents quality 1971 construction continuing the local tradition of brick residential building established in earlier decades. The brick demonstrates consistent coursing and skilled masonry that has maintained excellent condition. The concrete foundation is typical of the period.

The facade displays an L-shaped composition with a covered entry porch at the intersection of the two wings. The porch features simple wood posts supporting a projecting roof section, creating a sheltered approach. A large picture window with multiple lights dominates the left wing, providing generous natural light to the main living area. The multi-light configuration suggests vinyl replacement windows that maintain a traditional divided-light appearance. Additional double-hung windows are present on the right wing.

The windows have been replaced with vinyl units, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and configurations, and the intact brick exterior represents the primary historic material.

The property occupies a lot with lawn, mature shade trees, and foundation plantings including flowering specimens. A detached garage is located at the rear of the property. The landscaping demonstrates continued property stewardship.

Character-defining features include the 1971 construction date within the district's period of significance, one-story ranch form with cross gable roof, full red brick veneer exterior, brick chimney, covered entry porch with wood posts, large picture window, and detached garage.

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>.

Cheryl Diane (nee Eberts) Stamper resided at 1987 through 2006 at 25471 Gibraltar Rd.[1]

[1] "*U.S., Index to Public Records, 1994-2019,"* Ancestry.com. [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.

Criterion A — Community Planning and Development

This 1971 residence represents the final phase of residential development within the Flat Rock Historical District's period of significance (1920-1975). The property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The 1971 construction date places this property within the district's period of significance, representing the mature suburban development that evolved from the community's industrial base.

Criterion C — Architecture

The property represents a good local example of early 1970s ranch house architecture, demonstrating the continued popularity of the ranch form that dominated American suburban construction for three decades. The house exhibits characteristic ranch features including single-story horizontal form, cross gable roof, brick veneer exterior, covered entry porch, and large picture window. The full brick veneer exterior represents the sustained local preference for quality masonry construction established in earlier decades. While vinyl window replacement has affected integrity of workmanship, the property retains its essential ranch form, intact brick exterior, roof configuration, and entry porch.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains in its original location on Gibraltar Road. The design retains the essential ranch form including cross gable roof, covered entry porch, and L-shaped massing. The materials retain the original brick veneer exterior and brick chimney. The setting preserves suburban character with lawn and mature shade trees. The property conveys the feeling of an early 1970s ranch residence and maintains association with the final phase of the district's period of significance. Integrity of workmanship has been partially compromised by vinyl window replacement, though the quality brick construction remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1971 brick ranch, now over 50 years old, retains sufficient integrity to convey its historic character and association with the final phase of residential development within the district's period of significance.

Supporting factors include 1971 construction within the district's period of significance (1920-1975), ranch form representing the dominant residential style of the postwar era, quality red brick veneer exterior intact throughout, brick chimney as original feature, covered entry porch with wood posts preserved, cross gable roof configuration maintained, large picture window providing characteristic ranch fenestration, detached garage retained, and overall early 1970s ranch character clearly readable.

The vinyl window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The intact brick exterior, cross gable roof, entry porch, and overall ranch character clearly communicate the property's 1971 construction and architectural significance within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0170_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25481 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0169_000 Lot 169 Van Riper Sub No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941422		Long: -83.2805986		
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	Ranch
Building Form	Single Story Rectilinear
Roof Form	Complex Hip Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Basement
Window Materials	Vinyl Replacements
Window Type	Picture/Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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 ☒ Windows	Moved ☐	Date(s):
Current/Common Name	25481 Gibraltar Rd.			
Historic/Original Owner	Frederick Clarence & Geneva Dalton			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	21 Oct 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 one-story brick ranch represents the final phase of residential development within the Flat Rock Historical District's period of significance. Now over 50 years old, the property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. Situated on a corner lot, the house exhibits the characteristic ranch form with single-story horizontal massing, hip roof, and full brick veneer exterior.

The hip roof with gray asphalt shingles creates a low, sheltering profile that emphasizes the building's horizontal character. The hip configuration—sloping on all four sides—provides clean rooflines characteristic of mature ranch design. A brick chimney rises from the roof, indicating the home's original heating system.

The comprehensive red-brown brick veneer covering the exterior walls represents quality 1971 construction continuing the local tradition of brick residential building established in earlier decades. The brick demonstrates consistent coursing and skilled masonry that has maintained excellent condition. The brick/concrete foundation provides solid construction typical of the period.

The corner lot placement allows the house to present two public facades. The primary facade displays a large picture window providing generous natural light to the main living area, characteristic of ranch design's emphasis on indoor-outdoor visual connection. A covered entry porch with simple metal railing and white posts creates a welcoming approach. The entry features a white storm door. Additional sliding windows are present on the side elevations.

The windows have been replaced with vinyl sliding units, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale, and the intact brick exterior represents the primary historic material. Foundation plantings including evergreen shrubs frame the facade.

The property occupies a generous corner lot with lawn and mature shade trees. A detached garage is located at the rear of the property, accessed by a concrete driveway from the side street.

Character-defining features include the 1971 construction date within the district's period of significance, one-story ranch form with hip roof, full red-brown brick veneer exterior, brick chimney, corner lot placement, covered entry porch, large picture window, and detached garage.

History of the Resource

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

Frederick Clarence & Geneva Dalton resided at 25481 Gibraltar Rd. Frederick died on 22 Feb 1982.[1] Geneva died in December 1984.[2]

[1] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:Q2Y5-JVZ7 : Tue Jan 21 03:27:01 UTC 2025), Entry for Fred Clarence Dalton and Geneva Dalton, 1982.

[2] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:JL93-S4M : 9 January 2021), Geneva Dalton, Dec 1984; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing).

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development

This 1971 residence represents the final phase of residential development within the Flat Rock Historical District's period of significance (1920-1975). The property demonstrates the continuation of quality brick residential construction that characterized Flat Rock's neighborhoods from the early Ford Village Industries period through the early 1970s. The 1971 construction date places this property within the district's period of significance, representing the mature suburban development that evolved from the community's industrial base.

Criterion C — Architecture

The property represents a good local example of early 1970s ranch house architecture, demonstrating the continued popularity of the ranch form that dominated American suburban construction for three decades. The house exhibits characteristic ranch features including single-story horizontal form, hip roof, brick veneer exterior, covered entry porch, and large picture window. The hip roof represents the classic ranch configuration emphasizing horizontal lines. The full brick veneer exterior represents the sustained local preference for quality masonry construction established in earlier decades. While vinyl window replacement has affected integrity of workmanship, the property retains its essential ranch form, intact brick exterior, hip roof, and entry porch.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains in its original corner lot location on Gibraltar Road. The design retains the essential ranch form including hip roof, covered entry porch, and horizontal massing. The materials retain the original brick veneer exterior and brick chimney. The setting preserves suburban character with generous corner lot and mature shade trees. The property conveys the feeling of an early 1970s ranch residence and maintains association with the final phase of the district's period of significance. Integrity of workmanship has been partially compromised by vinyl window replacement, though the quality brick construction remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1971 brick ranch, now over 50 years old, retains sufficient integrity to convey its historic character and association with the final phase of residential development within the district's period of significance.

Supporting factors include 1971 construction within the district's period of significance (1920-1975), ranch form representing the dominant residential style of the postwar era, quality red-brown brick veneer exterior intact throughout, hip roof providing classic ranch profile, brick chimney as original feature, covered entry porch preserved, large picture window providing characteristic ranch fenestration, corner lot placement, detached garage retained, and overall early 1970s ranch character clearly readable.

The vinyl window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The intact brick exterior, hip roof, entry porch, and overall ranch character clearly communicate the property's 1971 construction and architectural significance within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0169_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25519 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0167_000 Lot 67 Van Riper's Subdivision No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941317		Long: -83.2812073		
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 Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	25519 Gibraltar					
Historic/Original Owner	Robert & Evelyn Spoehr					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Oct 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 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The house exhibits the characteristic 1.5-story form with side gable roof and paired front dormers that defined Minimal Traditional styling, one of the most popular residential designs of the late 1930s and early 1940s. The style's simplified forms and modest scale reflected economic constraints while maintaining traditional domestic character.

The side gable roof with dark gray asphalt shingles creates the classic Minimal Traditional profile. Twin front-facing gable dormers project from the roof slope, providing light and headroom to the upper half-story bedrooms. The dormers are symmetrically placed on either side of the central axis, creating balanced facade composition characteristic of the style. A small metal vent is visible on the roof between the dormers.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1940 construction in the region.

The facade displays symmetrical composition with a central entry flanked by windows on each side. The entry features a covered porch with simple square columns supporting a flat roof, white railings, and concrete steps—a configuration that appears recently updated but maintains traditional proportions. Black decorative shutters frame the first-floor windows and entry, providing visual accent consistent with traditional residential styling. Exterior light fixtures flank the entry door.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern with symmetrical placement.

The property occupies a lot with manicured lawn and fresh foundation plantings including pink flowering specimens, suggesting recent property updates. A mature shade tree stands at the right side of the property. A detached garage is located at the rear, accessed by a concrete driveway.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, 1.5-story Minimal Traditional form, side gable roof with paired front-facing gable dormers, symmetrical facade composition, central entry porch with columns, black decorative shutters, concrete block foundation, detached garage, and overall Minimal Traditional massing and proportions despite aluminum siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 167 in the Van Riper Sub. No. 2 and in 1941, the address was 25519 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.

In 1939, George Van Riper owned lot 167 in the Van Riper Subdivision No. 2; and there was no structure on the lot.[2]

In 1940, Robert & Evaline Spoehr and family were living at 25519 Gibraltar Rd., and Robert was employed as a Proprietor for a Retail Grocery.[3] In 1942, Robert H. Spoehr owned lot 167 in the Van Riper Subdivision No. 2; and the residence thereon, 25519 Gibraltar Rd.[4] In 1950, Robert & EvelynSpoehr and daughters resided at 25519 Gibraltar; and Robert was the proprietor of a grocery store.[5]

"This building originally belonged to the Spoehr family. Robert, Evelyn and their children, Roberta, Donna, Sidney and Timothy. Bob owned Spoehr's Market on Gibraltar Road. We used to stop there on our way to school to buy candy. Evelyn was a second-grade teacher in the small white building behind the Reading building here in Flat Rock."[6]

"Terry and Janell Byrd lived here with their two daughters, Tracy and Kelly. Terry was principal of Flat Rock High School and Janell taught Physical Education at the high school and Fourth grade at Barnes Elementary School in the 70's and 80's."[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 196, entry for George Van Riper on lot 167; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 52, for Robert & Evaline Spoehr and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, image 7 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; pg. 619, entry for Robert H, Spoehr on lot 167; original records held by Brownstown Township Historical Society.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 411, for Robert & Evelyn Spoehr and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[6] 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.

[7] Personal knowledge of Charlene Coulson, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Coulson has been an integral part of the Flat Rock community for over four decades, serving both as a dedicated educator and engaged resident, August 2025; **ALSO**; "United States, Public Records, 1970-2009", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QJB4-9D56 : 5 August 2020), Terry L Byrd, 2006-2008.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain times.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, paired symmetrical front dormers, central entry, and modest domestic scale. While aluminum siding and vinyl window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, dormers, symmetrical facade composition, and entry porch.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Gibraltar Road. The design retains the essential Minimal Traditional form including side gable roof, paired front dormers, symmetrical facade, and central entry porch. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by aluminum siding application and vinyl window replacement. However, the retention of the Minimal Traditional form, paired dormers, and detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development.

Supporting factors include 1940 construction during the mature Ford Village Industries period, Minimal Traditional form with side gable roof, paired front-facing gable dormers intact with symmetrical placement, central entry porch with columns preserved, symmetrical facade composition maintained, black decorative shutters providing traditional character, concrete block foundation as original material, detached garage retained, original fenestration pattern maintained, and overall Minimal Traditional massing and proportions clearly readable.

The aluminum siding and vinyl window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, paired dormers, symmetrical composition, entry porch, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0167_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25533 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0095_001 Lots 95 & 166 Van Riper Sub No. 1 & Sub. No. 2 (1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0941276		Long: -83.2814977		
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	1931
Architectural Style	Craftsman Bungalow
Building Form	Single Story Rectilinear
Roof Form	Side Gable/Catslide
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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	1931-1975 (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	25533 Gibraltar
Historic/Original Owner	Harry Phillips / Oscar & Barbara Krause / James & Nancy (nee Lobdell) Penrod
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown

Survey Date	21 Oct 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 1931 residence represents Flat Rock's residential development during the established Ford Village Industries period, constructed nine years after Henry Ford established the Flat Rock lamp factory. The house exhibits a transitional form combining Craftsman Bungalow characteristics with the simplified massing that would define the emerging Minimal Traditional style. The distinctive catslide roof—a gable roof with one slope extending lower than the other—represents a practical design feature popular in bungalow construction that maximized interior volume while maintaining modest exterior scale.

The catslide side gable roof with brown asphalt shingles creates an asymmetrical profile characteristic of this bungalow variant. The longer slope sweeps down to cover a full-width front porch, integrating the porch into the main roof structure. This roof configuration provides sheltered outdoor living space while maintaining a compact, economical footprint. The prominent brick chimney on the exterior side wall represents an important surviving original feature, indicating the home's original heating system and contributing substantial historic character.

The exterior has been re-clad with tan vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of early 1930s construction in the region.

The full-width front porch represents a defining architectural feature and remains substantially intact. The porch features turned wood posts supporting the extended catslide roof, creating a welcoming domestic space characteristic of bungalow design philosophy. A brick pier is visible at the porch corner, providing structural support and visual weight. The porch displays an American flag, reflecting continued property pride.

The windows have been replaced with vinyl casement units, affecting integrity of materials and workmanship. However, the replacement windows maintain the overall fenestration pattern. A multi-light window configuration is visible on the front facade.

The property occupies a generous double lot with lawn, mature shade trees, and a chain-link fence. The substantial lot size provides ample yard space characteristic of early residential development. A detached garage is located at the rear of the property.

Character-defining features include the 1931 construction date within the established Ford Village Industries period, 1.5-story form with distinctive catslide roof, full-width front porch integrated under roof extension, turned wood porch posts, prominent brick chimney as surviving original feature, brick porch pier, concrete block foundation, double lot, detached garage, and overall bungalow massing and proportions despite vinyl siding application.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 166 in the Van Riper Sub. No. 2 and in 1941, the address was 25533 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.

In 1931, Harry Phillips owned lot 166 of the Van Riper Subdivision No. 2; and the residence thereon.[2]

In 1939, Oscar & Barbara Krause and family were living at 25533 Gibraltar.[3] In 1940, Oscar & Barbara Krause and family were living at 25533 Gibraltar Rd., and Oscar was employed as a repairman for the oil refinery.[4]

In 1950, Kenneth Brown resided at 25583 Gibraltar; and Kenneth worked as Instrument repiar at musician.[5] Kenneth Brown resided at 25533 Gibraltar Rd through 1955.[6]

John Evans resided at 25533 Gibraltar Rd from 1957 through 1960.[7]

Drew Berglund resided at 25533 Gibraltar Rd. from 1961 through 1971.[8]

James and Nancy (nee Lobdell) Penrod resided at 25533 Gibraltar Rd. in 1974.[9]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 120, entry for Harry Phillips; 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 2A, dwelling 51, for Oscar & Barbara Krause and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 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 80, dwelling 460, for Kenneth Brown ; 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.

[6] 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.

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

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1961-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] 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; **ALSO**; "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-GX31 : Thu Nov 28 19:06:38 UTC 2024), obituary for Nancy R. (nee Lobdell) Penrod, 22 April 2023.

Statement of Significance/Recommendation of Eligibility=

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

Criterion A — Community Planning and Development/Industry

This 1931 residence represents Flat Rock's continued residential development during the established Ford Village Industries period. By 1931, nine years after Henry Ford established the Flat Rock lamp factory, the community had developed a stable pattern of residential growth serving industrial workers. The property's double lot indicates the generous land parcels available during this early development phase. The 1931 construction date places the property within the early Depression years, demonstrating continued building activity in Flat Rock despite economic challenges affecting many communities.

Criterion C — Architecture

The property represents a good local example of early 1930s residential architecture exhibiting the catslide roof form, a distinctive variant that combined practical space efficiency with traditional domestic character. The house demonstrates transitional characteristics between Craftsman Bungalow precedents and the emerging Minimal Traditional style. The catslide roof integrating a full-width front porch represents thoughtful design maximizing living space within an economical footprint. The prominent brick chimney represents an important original feature. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential form, distinctive catslide roof, full-width front porch with turned posts, brick chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original double lot site on Gibraltar Road. The design retains the essential form including distinctive catslide roof, full-width front porch integrated under roof extension, and 1.5-story massing. The setting preserves suburban character with generous double lot and mature shade trees. The property conveys the feeling of an early 1930s residence and maintains association with established Ford Village Industries-era development. Integrity of materials and workmanship has been compromised by vinyl siding application and vinyl casement window replacement. However, the retention of the prominent brick chimney, full-width porch with turned posts, and distinctive catslide roof form partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1931 residence retains sufficient integrity to convey its historic character and association with established Ford Village Industries-era development.

Supporting factors include 1931 construction during the established Ford period, distinctive catslide roof form providing architectural interest, full-width front porch integrated under roof extension substantially preserved, turned wood porch posts retained, prominent brick chimney surviving as original feature, brick porch pier providing structural and visual detail, double lot indicating early development pattern, concrete block foundation as original material, detached garage retained, and overall early 1930s residential character clearly readable.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive catslide roof, full-width porch, brick chimney, and overall historic character remain clearly evident and communicate the property's 1931 construction and architectural significance within Flat Rock's Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0095_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25565 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0093_001 Lot 93 Van Riper's Subdivision No. 1 (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094119		Long: -83.282036		
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	1927
Architectural Style	Tudor Revival
Building Form	1.5 Story Rectilinear
Roof Form	Complex Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick
Foundation Materials	Brick/Concrete
Window Materials	Vinyl Replacement
Window Type	Siding/Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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	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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	25565 Gibraltar					
Historic/Original Owner	Joseph & Julia Drouillard					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	21 Oct 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 late 1930 Tudor Revival residence represents Flat Rock's residential development during the established Ford Village Industries period. The house was constructed on Lot 93 of Van Riper Subdivision No. 1 for **Joseph and Julia Drouillard**, who occupied the residence from its completion until Joseph's death in 1958. Joseph Robert Drouillard was a Canadian immigrant who worked as a pharmacist and later owned his own business, Drouillard Drugs. Significantly, Drouillard's petition for naturalization was witnessed by **Burnham Ford**, nephew of Henry Ford, who lived and worked in Flat Rock. This connection underscores the close-knit community that developed around the Ford Village Industries enterprise.

The house exhibits the characteristic Tudor Revival features of steeply-pitched gables, full brick exterior, and picturesque massing that evoked medieval English cottage architecture. The 1930 construction date places this property within the early Depression years, demonstrating continued demand for quality housing in Flat Rock despite economic challenges affecting many communities. The Drouillard family's ability to construct a substantial brick Tudor Revival during this period suggests the economic stability provided by essential professional services in the growing industrial community.

The steeply-pitched cross gable roof creates the distinctive Tudor silhouette. Multiple front-facing gables of varying sizes intersect to form a picturesque asymmetrical composition characteristic of the style. The gables feature decorative half-timbering with stucco infill in the upper sections, contrasting with the brick below and creating the medieval English cottage aesthetic central to Tudor Revival design. Light-colored asphalt shingles cover the roof surfaces.

The comprehensive dark red-brown brick veneer covering the exterior walls represents quality 1927 construction. The brick demonstrates skilled masonry with consistent coursing and subtle color variation creating visual richness. The brick/concrete foundation continues the masonry treatment to grade level. The brick's excellent condition after nearly 95 years demonstrates quality materials and construction.

The facade displays asymmetrical composition with the prominent front-facing gable containing an arched window opening—a distinctive Tudor Revival feature referencing medieval architectural forms. The arched opening appears to contain a decorative element or window. The entry is positioned at the intersection of the gable projections, sheltered by a small porch with brick elements. Multiple windows are arranged across the facade, with second-floor windows positioned within the gable forms.

The windows have been replaced with vinyl sliding units, affecting integrity of workmanship. This window type represents a departure from the original double-hung or casement configurations typical of Tudor Revival design. However, the original window openings are maintained, and the intact brick exterior represents the primary historic material.

The property occupies a generous corner lot with manicured lawn, mature shade trees, and foundation plantings including hostas and ornamental shrubs. The corner lot placement provides two public facades and enhanced visibility. A detached garage with matching brick construction is located at the rear of the property, representing an important contributing outbuilding that reinforces the property's architectural character.

Character-defining features include the late 1930 construction date within the established Ford Village Industries period, association with Joseph and Julia Drouillard and connection to Burnham Ford, location on Lot 93 of Van Riper Subdivision No. 1, 1.5-story Tudor Revival form with multiple steep gables, full dark red-brown brick veneer exterior, decorative half-timbering and stucco in gable areas, arched window opening in front gable, asymmetrical picturesque composition, brick/concrete foundation, corner lot placement, detached matching brick garage, and overall quality Tudor Revival design.

This 1.5 story, single-family brick veneered residence with matching single car garage is situated on Lot 93 in the Van Riper Sub. No. 1 and in 1941, the address was 25565 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.

In 1927, George Van Riper owned lot 93 of the Van Riper Subdivision No. 1; and there was no residence on the lot at that time.[2] In 1930, Joseph & Julia Drouillard and family were living at 328 Ypsilanti St.[*NOT Gibraltar Rd.],* and Joseph was employed as a Druggist for a Drug Store.[3]

In 1931, Joseph Drouillard owned lot 93 of the Van Riper Subdivision No. 1; and the residence thereon, 25565 Gibraltar Rd.[4] Joseph & Julia Drouillard and family were living at 25565 Gibraltar.[5] In 1940, Joseph & Julia Drouillard and family were living at 25565 Gibraltar Rd., and Joseph was employed as a druggist for his own drug store[Drouillard Drugs].[6] In 1950, Joseph & Julia Drouillard resided at 25565 Gibraltar; and Joseph worked as Pharmacist at a drug store.[7] It is interesting to note that Joseph Robert Drouillard was a Canadian immigrant and his petition for naturalization was witnessed by Burnham Ford (Henry's nephew)[8] Joseph Drouillard died on 26 March 1958 and is interred in Michigan Memorial Park.[9]

In 1960, Patrick Flanigan and family resided at 25565 Gibraltar Rd.[10]

"The Patrick Flanagan family lived in this house in the late fifties and early sixties. They had twelve children. The Fleming family lived here in late seventies and early eighties. They had seven children."[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.

Criterion A — Community Planning and Development/Industry/Social History

This late 1930 residence represents Flat Rock's residential growth during the established Ford Village Industries period and the development of professional services supporting the industrial community. The house was constructed for Joseph and Julia Drouillard on Lot 93 of Van Riper Subdivision No. 1. Joseph Robert Drouillard was a Canadian immigrant who worked as a pharmacist and later established his own business, Drouillard Drugs, serving the Flat Rock community. The Drouillard family occupied the residence from its construction until Joseph's death in 1958.

The property possesses particular significance for its connection to the Ford family through Burnham Ford, nephew of Henry Ford, who witnessed Joseph Drouillard's petition for naturalization. Burnham Ford lived and

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 123, entry for George E. Van Riper on vacant lot 93; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 171A, family 187, for Joseph & Julia Drouillard and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 455 of 1148; United States. National Archives and Records Administration. *Note: Included to show house was not constructed in 1927. Also, it is possible that Drouillard's close friendship with Burnham Ford may have been the reason that Drouillard chose to settle and practice in Flat Rock.*

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for J.R. Drouillard on lot 93; original records held by Brownstown Township Historical Society.

[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 2A, dwelling 50, for Joseph & Julia Drouillard and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 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 78, dwelling 459, for Joseph & Julia Drouillard ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[8] "Michigan, Naturalization Records, 1837-1997," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:ZC4M-GFPZ : Thu Apr 10 15:52:34 UTC 2025), Entry for Joseph Robert Drouillard and Julia, 14 Mar 1929.

[9] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:Q23Y-T899 : accessed on 26 Jan 2026), Entry for Joseph Alphonse Remi Drouillard, 26 Mar 1958.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1960-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[11] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

worked in Flat Rock as part of the Village Industries enterprise, and his witnessing of Drouillard's citizenship petition demonstrates the interconnected social fabric of the community that developed around Ford's industrial investment. This documented connection between a local professional family and the Ford family illuminates the close relationships within the Ford Village Industries community.

The property also represents the essential professional services—in this case pharmaceutical/medical—that supported the growing industrial population. The substantial Tudor Revival construction during the early Depression years demonstrates the economic viability of professional practice in Flat Rock even during challenging times.

Criterion C — Architecture

The property represents a good local example of Tudor Revival residential architecture, a style popular throughout the 1920s that evoked medieval English heritage. The house exhibits characteristic Tudor Revival features including steeply-pitched multiple gables, decorative half-timbering with stucco, full brick exterior, arched window opening, and asymmetrical picturesque composition. The full brick veneer exterior represents premium construction within the Tudor Revival typology. The matching brick detached garage reinforces the property's architectural character. While vinyl sliding window replacement has affected integrity of workmanship, the property retains its essential Tudor Revival form, intact brick exterior, decorative gable treatments, arched opening, and original garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original corner lot site on Gibraltar Road. The design retains the essential Tudor Revival form including multiple steep gables, half-timbering, and asymmetrical composition. The materials retain the original brick veneer exterior and decorative stucco elements. The setting preserves suburban character with generous corner lot and mature shade trees. The property conveys the feeling of a substantial 1930 Tudor Revival residence and maintains association with established Ford Village Industries development. Integrity of workmanship has been partially compromised by vinyl sliding window replacement, though the quality brick construction and decorative elements remain clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The late 1930 Tudor Revival residence retains strong integrity conveying its historic character and association with established Ford Village Industries development.

Supporting factors include late 1930 construction during the established Ford period, documented association with Joseph and Julia Drouillard (original owners 1930-1958), connection to Burnham Ford (Henry Ford's nephew) who witnessed Joseph Drouillard's naturalization petition, location on Lot 93 of Van Riper Subdivision No. 1, Tudor Revival form with multiple steep gables, quality dark red-brown brick veneer intact throughout, decorative half-timbering and stucco in gable areas preserved, arched window opening in front gable retained, asymmetrical picturesque composition maintained, brick/concrete foundation as original material, corner lot providing enhanced visibility, detached matching brick garage as contributing outbuilding, and overall substantial 1930 Tudor Revival character clearly readable.

The vinyl sliding window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, multiple steep gables, decorative half-timbering, arched opening, matching garage, and overall Tudor Revival character remain intact and clearly communicate the property's 1930 construction and architectural significance within Flat Rock's Ford-era residential development.

Burnham Ford Connection: Joseph Robert Drouillard, a Canadian immigrant, had his petition for naturalization witnessed by Burnham Ford, nephew of Henry Ford, demonstrating the interconnected community relationships within Flat Rock during the Ford Village Industries 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_135_05_0093_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25617 Gibraltar Road [1138 Gibraltar Rd.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0092_001 Lot 92 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094111		Long: -83.282595		
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	1917
Architectural Style	American Four Square
Building Form	2 Story Rectilinear
Roof Form	Hip Configuration
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Slab
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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	1917-1972 (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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	25617 Gibraltar Rd.						
Historic/Original Owner	George William & Mary Harriet "Mamie" (nee Pinck) Van Riper						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	George Van Riper						
Builder/Contractor	George Van Riper						

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/201

Narrative Architectural Description

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

This c. 1917 American Foursquare residence is among the earliest surviving houses in the Flat Rock Historical District and possesses exceptional significance as the home of **George and Mamie Van Riper**, the developers and namesakes of Van Riper Subdivisions No. 1, 2, and 3. Tax records indicate a c. 1917 construction date, though the house may have been built as early as 1909. The property predates Henry Ford's 1922 establishment of the Flat Rock lamp factory, representing the community's pre-industrial residential development and the Van Riper family's foundational role in shaping Flat Rock's growth.

The American Foursquare form—characterized by a boxy two-story massing with hip roof—represents one of the most popular and practical house types of the early twentieth century. The style's efficient design maximized interior space within a compact footprint, and its straightforward construction made it accessible to middle-class families. The hip roof with gray asphalt shingles creates the characteristic Foursquare profile, with a hip-roofed dormer on the front slope providing light and ventilation to the attic level. The dormer features a band of small windows creating a distinctive horizontal element.

The exterior has been re-clad with cream-colored aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. Dark trim at corners and roof edges provides visual definition. The concrete block foundation is typical of early twentieth-century construction in the region.

The full-width front porch represents a defining character feature of the American Foursquare and remains substantially intact. The porch features decorative metal supports with scroll detailing, metal railings, and a concrete deck, creating generous outdoor living space characteristic of the era. Hanging flower baskets and potted plants demonstrate continued property pride. The porch configuration and scale are consistent with original Foursquare design.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern with regularly-spaced openings on both floors.

The property occupies a generous corner double lot with manicured lawn, mature shade trees, foundation plantings, and decorative elements including a birdbath. A detached garage is located to the side and connected to the house by a covered breezeway, an arrangement that may represent later modification accommodating automobile access while maintaining the original house form. White privacy fencing encloses portions of the property.

Character-defining features include the c. 1917 (or earlier) construction date predating Ford Village Industries, exceptional significance as the George and Mamie Van Riper residence, two-story American Foursquare form, hip roof with hip-roofed dormer, full-width front porch with decorative metal supports, concrete block foundation, corner double lot reflecting the Van Riper family's prominence, and detached garage with covered breezeway.

This two-story, single-family residence is situated on Lot 92 in the Van Riper Sub. No. 1 and in 1941, the address was 25617 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.

In 1930, George W. & Mamie Van Riper were living at 1138 Erie St. [25617 Gibraltar], and George was self-employed as a Builder.[2] In 1939, George & Mamie VanRiper and family were living at 25617 Gibraltar.[3] In 1939, Daniel Pinck was living at 25617 Gibraltar.[4] In 1940, George & Mamie Van Riper and family were living at 25617 Gibraltar Rd., and employed as a building contractor for own business.[5] In 1950, James & Henrietta Van Riper resided at 25617 Gibraltar; and James worked as a salesman at the auto dealership.[6]

"Jeanette Van Riper lived on the top floor with her daughters Judy and Julianne in the 50s and 60's. Her parents Mr. and Mrs. Julian lived on the main floor."[7]

"This house was originally the farm house on the George and Maime Van Riper farm. They lived there with their 5 children. 3 sons: Mark, Paul and James and their 2 daughters: Una and Ruth. George was an entrepreneur and later began dividing the land to form the Van Riper subdivision here in Flat Rock. He owned the original Chevrolet dealership in Flat Rock."[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.

Criterion A — Community Planning and Development

This property possesses exceptional significance for its association with the development of Flat Rock through the Van Riper family's subdivision activities. **George and Mamie Van Riper** were the owners, builders, and namesakes of **Van Riper Subdivisions No. 1 and 2** which provided the platted lots for much of the residential development documented in this historic district survey.

The Van Riper subdivisions were instrumental in transforming Flat Rock from a small agricultural community into a residential suburb capable of accommodating the population growth generated by Henry Ford's 1922 establishment of the lamp factory. While this house predates the Ford investment, the Van Riper family's vision and planning created the framework for the community's subsequent development. The property represents the home base from which the Van Ripers conducted their development activities that shaped Flat Rock's residential character.

Criterion B — Association with Significant Persons (George and Mamie Van Riper)

[2] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district. (ED) 82-880, sheet 3B, dwelling 65, family 78, for George W. & Mamie Van Riper; 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.

[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, enumeration district (ED) 82-1, sheet 18B, dwelling 358, for George & Mamie Van Riper 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 27 July 2025), FHL# 005461710, Image 39 of 1034; 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 77, dwelling 371, for James & Henrietta Van Riper; 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.

[7] Personal knowledge of Kathy Ritchie Fisk, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fisk, the daughter of William & Iris Ritchie, was raised in Flat Rock and both sets of her grandparents resided on Evergreen St., and attended school locally, August 2025.

[8] 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.

This property possesses exceptional significance for its direct association with **George and Mamie Van Riper**, whose subdivision activities fundamentally shaped Flat Rock's residential development. The Van Ripers' significance derives from their creation of Van Riper Subdivisions No. 1, 2, and 3, which provided the platted infrastructure for the community's growth; their role in anticipating and accommodating residential demand during the Ford Village Industries period; their establishment of a family building tradition continued by Paul Van Riper, whose brick ranch construction in the 1950s is documented elsewhere in this survey; and their foundational contribution to Flat Rock's transformation from agricultural village to industrial-era suburb.

This residence served as the Van Riper family home during the critical years when they platted and developed their subdivisions, making it directly associated with their productive activities that shaped the community.

Criterion C — Architecture

While alterations to exterior materials affect the property's architectural integrity, the house retains its essential American Foursquare form and represents an early example of this nationally significant house type in Flat Rock. The Foursquare's practical, efficient design reflected early twentieth-century American domestic values and democratized quality housing for middle-class families. The full-width front porch, hip roof with dormer, and boxy two-story massing remain clearly readable despite aluminum siding application.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original corner double lot on Gibraltar Road. The design retains the essential American Foursquare form including hip roof with dormer, full-width front porch, and two-story massing. The setting preserves the generous lot reflecting the Van Riper family's prominence. The property conveys the feeling of an early twentieth-century residence and maintains strong association with George and Mamie Van Riper and their development activities. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the documented historical associations and the retention of the essential Foursquare form, porch, and setting partially mitigate these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District with strong potential for **Individual Eligibility** to the National Register under Criteria A and B.

Factors Supporting Contributing and Individual Eligibility:

The property meets multiple criteria for significance based on its exceptional historical associations. Under Criterion A, the property is directly associated with the development of Van Riper Subdivisions No. 1, 2, and 3, which provided the platted framework for Flat Rock's residential growth during the Ford Village Industries period. Under Criterion B, the property is the documented residence of George and Mamie Van Riper, whose subdivision activities fundamentally shaped the community's development and whose family building tradition continued through subsequent generations.

This property represents the family seat from which the Van Ripers conducted their development activities, making it central to understanding the family's role in shaping Flat Rock.

Integrity Considerations:

While aluminum siding and window replacement have affected integrity of materials, the property's exceptional historical significance under Criteria A and B, combined with retention of its essential Foursquare form, full-width porch, hip roof with dormer, and generous corner lot, supports both contributing status and individual eligibility consideration.

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_135_05_0092_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25631 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_05_0090_001 Lot 90 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094106		Long: -83.283038		
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	Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Simple Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Brick	
Window Materials	Vinyl Replacements	
Window Type	Picture Window Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	25631 Gibraltar Rd.					
Historic/Original Owner	Dwight Church					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 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. 1948 ranch residence represents Flat Rock's early postwar residential development, constructed during the housing boom that followed World War II. The house exhibits the characteristic ranch form that would come to dominate American suburban construction—single-story horizontal massing, hip roof, and integrated garage—representing the emerging postwar domestic ideal. The 1948 construction date places this property among the earliest ranch houses in the district, predating both the Korean War-era (1950-1953) and post-Korean War development phases.

The hip roof with dark asphalt shingles creates a low, horizontal profile that emphasizes the building's ground-hugging character. The hip configuration provides clean rooflines on all sides, characteristic of mature ranch design. The roof extends over the integrated single-car garage on the left, creating unified massing that exemplifies ranch principles of streamlined, efficient design.

The exterior displays a combination of materials. Brick veneer covers the garage and entry area, while aluminum or vinyl siding covers the right portion of the facade. This combination may represent original construction or subsequent modification. The brick demonstrates quality masonry with consistent coursing. The brick/concrete foundation provides solid construction typical of the period.

The integrated single-car garage represents an important character-defining feature, reflecting the automobile's central role in postwar suburban life. The garage door appears to be a later replacement. The integration of garage and living space under a continuous roofline exemplifies the ranch type's efficient planning.

A prominent bay or picture window on the right portion of the facade provides generous natural light to the main living area. The window configuration appears to include multiple lights, possibly with casement-style operation. This window treatment reflects the ranch emphasis on visual connection between interior and exterior spaces. Additional windows are present, and all appear to be aluminum replacements.

The entry is positioned between the garage and the main living wing, creating an efficient circulation pattern. A decorative weeping tree specimen partially screens the entry area.

The property occupies a lot with lawn and mature shade trees including a prominent deciduous specimen on the left. The setting reflects the established residential character of Gibraltar Road.

Character-defining features include the c. 1948 construction date in the early postwar period, one-story ranch form, hip roof providing horizontal emphasis, integrated single-car garage, brick veneer on garage/entry area, prominent bay/picture window, and overall early postwar ranch character.

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, Dwight Church resided at 25631 Gibraltar; and Dwight worked as shipping clerk at the chemical plant.[1] Charles Massey resided at 25631 Gibraltar Rd from 1957 through 1967.[2] Henry Bates resided at 25631 Gibraltar Rd from 1968 through 1971.[3]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 77, dwelling 369, for Dwight Church ; 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.

[2] 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; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-67) for Gibraltar Rd. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1968-71) for Gibraltar Rd. 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.

Criterion A — Community Planning and Development

This c. 1948 residence represents Flat Rock's early postwar residential development during the housing boom following World War II. The immediate postwar years (1945-1950) saw tremendous demand for new housing as returning veterans established families and sought suburban homeownership. The ranch house emerged during this period as the dominant American house type, reflecting postwar values of efficiency, informality, and automobile accommodation. This property represents an early example of the ranch form in Flat Rock, predating the Korean War-era and later development documented elsewhere in the district.

Criterion C — Architecture

The property represents a good local example of early postwar ranch house architecture, demonstrating the emerging characteristics that would define the type throughout the 1950s and 1960s. The house exhibits characteristic ranch features including single-story horizontal form, hip roof, integrated garage, and prominent picture window. The integrated garage represents the ranch type's accommodation of automobile-oriented suburban life. While partial siding application and window replacement have affected integrity of materials, the property retains its essential early ranch form, hip roof, integrated garage, and picture window configuration.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site on Gibraltar Road. The design retains the essential ranch form including hip roof, integrated garage, and horizontal massing. The materials retain the original brick veneer on the garage/entry area. The setting preserves suburban character with lawn and mature shade trees. The property conveys the feeling of an early postwar ranch residence and maintains association with immediate postwar residential development. Integrity of workmanship has been partially compromised by window replacement and possible siding modification, though the essential ranch character remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1948 ranch residence retains sufficient integrity to convey its historic character and association with early postwar residential development.

Supporting factors include c. 1948 construction during the early postwar housing boom, ranch form representing the emerging dominant residential style, hip roof providing characteristic horizontal emphasis, integrated single-car garage reflecting automobile accommodation, brick veneer on garage/entry area intact, prominent bay/picture window preserved, overall early postwar ranch character clearly readable, and representation of the transitional period between prewar and Korean War-era development.

The partial siding application and window replacement represent alterations affecting integrity but do not disqualify the property from contributing status. The integrated garage, hip roof, brick veneer, picture window, and overall ranch character clearly communicate the property's c. 1948 construction and architectural significance as an early example of the ranch type 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_05_0090_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	25683 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0004_301 Lots 4, 5 & 6 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09412		Long: -83.283798		
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	Craftsman Bungalow
Building Form	1 Story Rectilinear
Roof Form	Complex hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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 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	25683 Gibraltar Rd.						
Historic/Original Owner	Bristow/James Residence						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	George W. Van Riper						

Survey Date	1 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 25683 Gibraltar Street in Flat Rock, Michigan is a single-story Craftsman bungalow constructed in 1930 that represents the residential architecture built during the foundational years of Henry Ford's Village Industries period and the early development of Flat Rock's suburban-industrial community. The dwelling demonstrates early 1930s residential design that reflects the construction standards and architectural preferences characteristic of the community's established development following Ford's experimental village concept, when Flat Rock was solidifying its identity as a suburban-industrial center that attracted working families seeking quality housing within the emerging community framework, falling within the early phase of Flat Rock's late period of significance that defines the community's transformation into a model suburban-industrial community during the Depression era when Ford's vision was demonstrating its resilience and viability as a sustainable development model.

The structure presents a classic Craftsman bungalow configuration built on a substantial rectangular footprint that emphasizes the traditional residential planning principles that characterized quality housing construction during Flat Rock's early period of suburban-industrial development. The single-story massing creates a dignified horizontal presence that reflects the architectural standards that had become established during the community's foundational growth following Henry Ford's Village Industries experiment, when Flat Rock was evolving into a residential community that attracted working families seeking substantial housing within the suburban-industrial framework. The building's form demonstrates the residential construction standards that had become established by 1930 to serve the growing population of workers and their families who chose to make Flat Rock their home during the community's formative period of historical significance, representing the type of quality family housing that characterized the community's early success as a suburban-industrial model that provided attractive residential options for working-class families during the challenging economic conditions of the early Depression era.

The roof consists of a complex hip configuration with varied roof lines covered with asphalt shingles that maintain the low-pitched angles characteristic of Craftsman bungalow architecture. The hip roof geometry demonstrates the sophisticated residential planning approaches that characterized quality housing construction during Flat Rock's early period of significance, when builders employed traditional Craftsman roof forms that provided both visual appeal and functional performance while creating the horizontal emphasis that defined bungalow design vocabulary. The roof system reflects the construction techniques that had become standard for substantial residential development during 1930, when Flat Rock's developing community infrastructure supported the construction of quality family homes that reflected the stability and architectural sophistication of the suburban-industrial community model that had evolved from Ford's original experimental village concept during the challenging economic period when the community's success demonstrated the viability of the suburban-industrial approach.

The exterior walls are constructed of warm red brick masonry that demonstrates the substantial construction materials characteristic of quality Craftsman bungalow architecture during Flat Rock's late period of significance. The brick construction reflects the building traditions that had become established for substantial working-class housing in southeastern Michigan during the early 20th century, emphasizing durability and sophisticated appearance that connected new construction to established Craftsman architectural precedents while accommodating modern family living requirements within the means of working families. The consistent brick treatment creates visual unity and distinction across the building facade while demonstrating the construction standards that characterized substantial residential development during 1930, when Flat Rock had established itself as a community that attracted working families seeking quality housing within the framework of the suburban-industrial development model that made the community nationally significant as a democratic alternative to urban industrial housing during the Depression era.

The brick masonry construction demonstrates the material choices that reflected both practical considerations and architectural quality during the early period when Flat Rock's development represented an innovative model for suburban-industrial community planning that provided substantial housing options for working-class families, with residential construction that offered durable, attractive housing for the workforce that formed the foundation of the community's economic and social structure during the Depression era when the community's stability and continued growth demonstrated the success of Ford's Village Industries concept.

The facade features a horizontal fenestration pattern that reflects Craftsman bungalow design principles, with multi-light double-hung windows and larger picture windows arranged to provide natural light while maintaining the horizontal proportions that characterized quality residential construction during 1930. The windows appear to consist of traditional wood units with divided lights that provide both visual interest and historical continuity with Craftsman architectural traditions, demonstrating the attention to detail that characterized residential construction during Flat Rock's early period of significance when the community was establishing itself as a desirable place for substantial family housing. The window arrangements create visual rhythm across the facade while maintaining the traditional character that defined Craftsman bungalow design.

The window arrangements demonstrate the approach to residential planning that characterized early 1930s construction in developing communities like Flat Rock, with openings positioned to serve both functional interior requirements and exterior architectural composition that reflected the community's status as an emerging suburban-industrial development that prioritized architectural quality and traditional design values while providing practical family accommodation for working-class families.

A defining characteristic of this substantial house is the prominent front porch with massive masonry piers and simple column supports that forms the focal point of the horizontal facade composition typical of Craftsman bungalow design. The porch demonstrates the sophisticated architectural treatment that characterized quality residential construction during Flat Rock's early period of significance, with design elements that connected new construction to established Craftsman architectural traditions while accommodating modern family living requirements. The Craftsman styling coordinates with the overall bungalow composition while providing practical residential accommodation that reflected the community's emerging character during the period when Flat Rock was establishing itself as a model for democratic suburban-industrial development that served working families seeking alternatives to urban industrial housing during the Depression era.

The property demonstrates substantial residential site planning with established landscaping and traditional site development that reflects the community development patterns characteristic of Flat Rock's early evolution during the late period of significance. The generous lot size and mature plantings indicate the property's integration into the developing residential fabric that was being established as Flat Rock evolved from Ford's experimental village into a working-class suburban community, with site planning that emphasized both quality residential accommodation and integration with the surrounding neighborhood character that defines the community's historical significance as a democratic suburban-industrial development.

The overall architectural composition demonstrates the residential design principles that characterized substantial construction during Flat Rock's late period of significance, reflecting the construction techniques, traditional design approaches, and quality materials that had become standard for working-class suburban communities during 1930. The building represents the foundational residential development in Flat Rock during the period when the community's success as a suburban-industrial model was attracting working families seeking substantial housing within an emerging community framework, demonstrating the architectural character that defines Flat Rock's significance as a successful example of democratic suburban-industrial community planning that provided quality housing alternatives for working families during the Depression era.

This one story, single-family brick veneered residence is situated on Lot 4 in the Van Riper Sub. and in 1941, the address was 25683 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.

In 1930, Henry & Emma A. Bristow were living at 1102 Erie St. [25683 Gibraltar], and Henry was employed as a Postmaster for Flat Rock.[2] Henry and Emma Bristow purchased this house, one of the first homes built in George Van Riper's new subdivision. Henry died in 1932, and the house was sold at auction, causing Emma to lose her home.[3] In 1939, Jessie & Nellie James were living at 26683 Gibraltar.[4] In 1940, Jesse & Nellie James were living at 25683 Gibraltar Rd., and Jesse was employed as a clerk for railroad and Nellie taught piano.[5] In 1950, Jesse & Nellie James resided at 25683 Gibraltar; and Jesse worked as brakeman at railroad.[6] Jesse died in 1975, after retiring to Florida from Flat Rock.[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 25683 Gibraltar Street is **strongly recommended as eligible** for listing in the National Register of Historic Places and should be classified as a **contributing resource** to the Flat Rock Historic District due to its 1930 construction date that falls within the foundational phase of the district's late period of significance (1922-1972) and its representation of the substantial working-class residential development that characterized Flat Rock's evolution into a democratic suburban-industrial community model during the period when the community was establishing itself under Henry Ford's Village Industries experiment as an accessible alternative to urban industrial housing that served working families during the challenging economic conditions of the early Depression era.

This 1930 Craftsman bungalow was constructed during the foundational phase of Flat Rock's late period of significance (1922-1972), representing the early substantial residential development that followed Henry Ford's establishment of the Village Industries headlamp plant in 1922 and demonstrated the quality residential growth that was transforming Flat Rock into a democratic suburban-industrial community attractive to working families. The property represents the substantial residential development that occurred as Flat Rock was evolving from Ford's experimental village into an established community that attracted working families seeking quality housing within the emerging suburban-industrial framework that made the community nationally significant during the mid-20th century as a democratic alternative to urban industrial housing, demonstrating the community's early ability to provide distinguished housing options for working-class families during the challenging economic conditions of 1930 when the suburban-industrial model was proving its resilience and appeal to working families seeking stable housing alternatives.

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[2] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 3B, dwelling 64, family 75, for Henry & Emma A. Bristow ; 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.

[3] Burton Abstract & Title Company (Detroit, Michigan), "Abstract of Title: "Lot 4 and West 1/2 of Lot 5, except the Northerly 30 feet thereof deed to the Board of County Road Commissioners, of Van Riper's Subdivision of a part of the NW 1/4 of Frac. Sec. 5, T. 5 S., R. 10 E., Brownstown Twp., Wayne Co., Michigan. Rec'd L. 44, P. 67 Plats, W. C. R."; report to Emma Bristow, Home Owner's Loan Corp., No. 55390, 17 April 1934; privately held by Jesse Cowell, [ADDRESS FOR PRIVATE USE] 2025.

[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, enumeration district. (ED) 82-1, sheet 18B, dwelling 357, for Jesse & Nellie James ; 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 27 July 2025), FHL# 005461710, Image 39 of 1034; 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 78, dwelling 368, for Jesse & Nellie James ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 56 of 58; United States. National Archives and Records Administration.

[7] Tampa Bay Times (St. Petersburg, Florida), Wed, Dec 3, 1975, pg. 75; imaged, Newspapers.com (https://www.newspapers.com/image/318510543/ : accessed 1 Sep 2025). Obituary Text: *JAMES, JESSE A., 76, of 8205 Bradenton Road, Sarasota, died Tuesday (Dec. 2, 1975). Born in Napoleon, Ohio, Mr. James moved to the Sarasota-Bradenton area 17 years ago from Flat Rock, Mich. He was a retired conductor for the Pennsylvania Railroad; a U.S. Army Veteran of World War I; a member of BPOE Lodge 1731, Masonic Lodge and Order of Eastern Star, all in Flat Rock. He is survived by his wife Nellie M. a sister, Mrs. Gladys Watkins of Whittier, Calif, and one brother, Robert J. of Sarasota. Visitation will be all day today at the Griffith-Cline Bradenton Chapel where, funeral services will be at 11 a.m. Thursday. The Rev, Kenneth E. Mullins, pastor of the Gateway Baptist Church, will officiate. Burial will be in Manasota Memorial Park, Oneco.*

Significance Under National Register Criterion A: Events and Patterns of Development

The property demonstrates clear significance under Criterion A through its representation of the working-class residential development patterns that characterized Flat Rock's early transformation into a democratic suburban-industrial community during the late period of significance. The 1930 construction date places the building within the foundational period when Flat Rock was establishing itself beyond Ford's initial experimental phase into a practical community that served as a model for democratic suburban-industrial development, attracting substantial residential construction that reflected the community's accessibility and appeal to working families during the challenging early Depression era. The property represents the type of quality family housing that characterized Flat Rock's early success as a suburban-industrial community, demonstrating the residential development patterns that supported the community's economic foundation while providing substantial living environments that made Flat Rock a desirable place for working families seeking alternatives to urban industrial housing during a period when such opportunities were particularly valuable.

The building's substantial construction and traditional Craftsman design reflect the democratic character and architectural quality that characterized Flat Rock during the foundational period when the community was establishing itself as a successful example of suburban-industrial planning that served working-class families, with residential development that provided quality substantial housing for the workforce that formed the foundation of the community's economic and social structure during its formative period of historical importance. The property demonstrates the community's ability to attract residential investment and development during the early Depression era, reflecting the success of Ford's Village Industries concept in creating a sustainable suburban-industrial community that provided quality housing alternatives for working families when economic conditions made such opportunities particularly significant and demonstrated the resilience of the suburban-industrial development model.

The property demonstrates exceptional integrity across all seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as an example of substantial working-class residential construction during Flat Rock's late period of significance. **Location integrity** remains intact, with the building situated on its original site within the established residential fabric that developed during Flat Rock's transformation into a suburban-industrial community. **Design integrity** is fully preserved through the retention of all character-defining Craftsman bungalow features, including the horizontal facade composition, traditional fenestration patterns, prominent front porch with masonry piers, complex roof configuration, and single-story massing that reflects 1930 working-class residential design principles.

Setting integrity remains strong within the established residential neighborhood context that developed during Flat Rock's period of significance, with mature landscaping and substantial lot development that reflects the community planning approaches characteristic of the democratic suburban-industrial development model. **Materials integrity** is excellent, with the original brick masonry construction, traditional window units, and roof configuration maintained without significant alteration that would compromise the building's historical character. **Workmanship integrity** is demonstrated through the retention of quality construction details, traditional Craftsman building techniques, and architectural elements that reflect the construction standards characteristic of substantial residential development during 1930.

Feeling integrity is preserved through the building's continued ability to convey the sense of working-class residential prosperity that characterized Flat Rock during its early period of significance as a democratic suburban-industrial community, while **association integrity** remains strong through the building's direct connection to the residential development patterns that supported the community's transformation into a model suburban-industrial development that served working families during the period that defines Flat Rock's national historical significance.

Including this property as a contributing resource strengthens the district's ability to convey the complete narrative of Flat Rock's development during the late period of significance, demonstrating how the community evolved from Ford's experimental village into an established suburban-industrial community that attracted substantial working-class residential development during the foundational years of its transformation and the challenging economic conditions of the early Depression era. The building represents the type of quality family housing that made Flat Rock a democratic residential community during the early period when its success as a working-class suburban-industrial model was being established, contributing essential evidence of the residential development patterns that supported the community's economic and social foundation during the

Depression era when the community's stability and continued growth demonstrated the viability and resilience of the suburban-industrial development model for serving working families.

The property at 25683 Gibraltar Street should be **definitively classified as a contributing resource** to the Flat Rock Historic District and is **strongly recommended for National Register eligibility** under Criterion A. The building's 1930 construction date places it within the foundational phase of the late period of significance, it demonstrates clear historical significance through its representation of the working-class residential development patterns that characterized Flat Rock's transformation into a democratic suburban-industrial community during the foundational period and challenging economic conditions, and it maintains exceptional integrity that preserves its ability to convey its historical importance as part of the community's democratic development narrative.

This property should be documented as a contributing resource that provides essential evidence of the working-class residential development patterns that supported Flat Rock's evolution into a model suburban-industrial community during the foundational phase of the period of greatest historical significance. The building should be considered a key component of the contributing fabric that enables the historic district to convey the complete narrative of Flat Rock's transformation from Henry Ford's experimental village into an established community that served as a national model for democratic suburban-industrial development during the mid-20th century, demonstrating the community's democratic character and its ability to provide quality housing alternatives for working families during the challenging economic conditions of the early Depression era when the community's stability and continued growth proved the resilience and viability of the suburban-industrial development model.

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_135_04_0004_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25705 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0002_002 ½ Lot 2 & 3 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094086		Long: -83.284329		
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	1966	
Architectural Style	Tri-Level Ranch	
Building Form	1.5 Story Rectilinear	
Roof Form	Hip/Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick and Vinyl	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Double Hung	
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	1966-1975 (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):		
Current/Common Name	25705 Gibraltar Rd.						
Historic/Original Owner	Johnston Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	23 Oct. 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. 1966 tri-level ranch residence represents Flat Rock's continued residential development during the late Ford Village Industries period, a time of significant industrial expansion in the region. The tri-level or split-level form emerged in the 1950s and achieved peak popularity during the 1960s as a practical solution for maximizing living space on suburban lots. The style's staggered floor levels provided separation between living, sleeping, and recreational zones while maintaining the low horizontal profile associated with ranch aesthetics.

The hip roof with gray asphalt shingles creates a unified horizontal profile across the staggered levels. The hip configuration provides clean rooflines characteristic of the tri-level form. The roof extends over all three levels, creating visual continuity despite the varied floor heights.

The exterior displays a characteristic tri-level combination of materials. Dark red-brown brick veneer covers the lower levels and provides visual weight anchoring the building to its site. Aluminum or vinyl siding in a cream/tan color covers the upper level portions, creating the light-over-dark contrast typical of 1960s split-level design. This material combination appears to be original to the house and represents period design conventions rather than later modification. The brick/concrete foundation is integral to the tri-level construction.

The facade displays the characteristic tri-level asymmetry with three distinct levels visible from the street. The lowest level, partially below grade, contains the integrated two-car garage with sectional door. The middle level, accessed by the main entry, contains the primary living spaces. The upper level, set back slightly, contains bedrooms. This vertical arrangement maximizes interior space while maintaining a relatively compact footprint—a key advantage of the tri-level form.

The entry is positioned at the middle level, accessed by a concrete walkway. A covered entry porch with simple posts provides weather protection. The fenestration includes aluminum sliding windows typical of 1960s residential construction, with window placement reflecting the interior room arrangement across the three levels.

The property occupies a generous corner lot with manicured lawn and mature shade trees. The corner placement provides enhanced visibility and demonstrates the substantial lots available during this development phase.

Character-defining features include the c. 1966 construction date within the late Ford expansion period, tri-level/split-level form representing 1960s residential design innovation, hip roof providing horizontal emphasis, characteristic brick-and-siding material combination, integrated two-car garage, staggered floor levels clearly readable, aluminum sliding windows as period feature, corner lot, and overall intact 1960s tri-level character.

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 Johnston resided at 25705 Gibraltar Road.[1] Ruth Johnston sold the residence at 25705 Gibraltar to Topolewski family in 1991.[2]

[1] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020. *[Original data: Voter Registration Lists, Public Record Filings, Historical Residential Records, and Other Household Database Listings.]*

[2] Wayne County, Michigan, Register of Deeds,(https://wayne.mi.publicsearch.us/search/advanced : accessed 29 Jan 2026), Detroit.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This c. 1966 residence represents Flat Rock's continued residential development during the late Ford Village Industries period, coinciding with significant industrial expansion in the region. By the mid-1960s, Ford Motor Company was expanding its operations in the Flat Rock area, generating continued demand for quality housing. The Detroit metropolitan area experienced sustained suburban growth during this period as industrial prosperity supported middle-class homeownership.

The tri-level form's popularity during the 1960s reflected the era's emphasis on efficient use of suburban land while providing generous living space. The style appealed to growing families seeking separation between living, sleeping, and recreational zones. This property represents the type of quality housing constructed for professional, skilled worker, or supervisory households serving the regional industrial economy.

Criterion C — Architecture

The property represents a good local example of tri-level/split-level residential architecture, a significant mid-century house type that achieved peak popularity during the 1960s. The tri-level form represented an evolution of ranch house principles, adapting the horizontal aesthetic to provide additional living space through staggered floor levels rather than expanded footprint.

The house exhibits characteristic tri-level features including three distinct floor levels visible from the street, integrated two-car garage at the lowest level, main entry at middle level, bedrooms at upper level, hip roof providing horizontal emphasis, and the light-siding-over-dark-brick material combination typical of the era. The property retains exceptional integrity with original materials, fenestration, and form substantially intact.

Integrity Assessment

The property retains integrity in all seven aspects. The building remains in its original corner lot location. The design retains the essential tri-level form with three staggered levels, hip roof, and integrated garage. The materials appear substantially original including brick veneer, siding, and aluminum windows. The workmanship demonstrates quality 1960s residential construction. The setting preserves suburban character with generous corner lot and mature landscaping. The property conveys strong feeling of a 1960s tri-level residence. The association with late Ford-era residential development remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1966 tri-level ranch, now 60 years old, retains excellent integrity conveying its historic character and association with late Ford-era residential development.

Supporting factors include c. 1966 construction during the late Ford expansion period within the district's period of significance (1920-1975), tri-level/split-level form representing significant 1960s residential design, hip roof configuration intact, characteristic brick-and-siding material combination preserved, integrated two-car garage as original feature, three staggered floor levels clearly readable, aluminum sliding windows as period fenestration, corner lot providing visibility, exceptional overall integrity with minimal alterations, and representation of continued suburban growth supporting regional industrial expansion.

The property clearly communicates its mid-1960s construction and represents an important phase of the district's residential development. The tri-level form demonstrates the evolution of ranch house design during the postwar period, adapting to changing family needs while maintaining the horizontal aesthetic that characterized suburban 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) parcel number 58_135_04_0002_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25731 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0001_001 Lot 1 & 2 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090648		Long: -83.283683		
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	Craftsman Bungalow	
Building Form	1.5 Story Rectilinear	
Roof Form	Front Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
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; Architecture						
Period(s) of Significance	1926-1975 (Transition/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	Hasley House						
Current/Common Name	25731 Gibraltar						
Historic/Original Owner	Dr. Philip F. Hasley						
Historic Building Use	Physician's Office/Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Dr. Philip Hasley						
Builder/Contractor							

Survey Date	2 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 property at 25731 Gibraltar Street in Flat Rock, Michigan is a one-and-one-half-story Craftsman bungalow constructed in 1926 that represents the residential architecture built during the foundational years of Henry Ford's Village Industries period and the early development of Flat Rock's suburban-industrial community. The dwelling demonstrates mid-1920s residential design that reflects the construction standards and architectural preferences characteristic of the community's initial development following Ford's experimental village concept, when Flat Rock was establishing itself as a suburban-industrial center that attracted middle-class families seeking quality housing within the emerging community framework, falling within the early phase of Flat Rock's late period of significance that defines the community's transformation into a model suburban-industrial community during the period when Ford's vision was proving its viability as an innovative development model that could attract substantial residential investment and quality architectural expression.

The structure presents a classic Craftsman bungalow configuration built on a substantial rectangular footprint that emphasizes the traditional residential planning principles that characterized quality housing construction during Flat Rock's early period of suburban-industrial development. The one-and-one-half-story massing creates a distinguished horizontal presence that reflects the architectural standards that were being established during the community's foundational growth following Henry Ford's Village Industries experiment, when Flat Rock was evolving into a residential community that attracted middle-class families seeking substantial housing within the suburban-industrial framework. The building's form demonstrates the residential construction standards that had become established by the mid-1920s to serve the growing population of skilled workers, supervisors, and professionals who chose to make Flat Rock their home during the community's formative period of historical significance, representing the type of substantial family housing that characterized the community's early success as a suburban-industrial model that attracted quality residential investment and demonstrated the appeal of the Craftsman aesthetic to middle-class families seeking distinguished housing alternatives.

The roof consists of a complex gable configuration with prominent front-facing gable and integrated shed dormers covered with asphalt shingles that maintain the moderately-pitched angles characteristic of Craftsman bungalow architecture. The gable roof geometry with integrated dormers demonstrates the sophisticated residential planning approaches that characterized quality housing construction during Flat Rock's early period of significance, when builders employed traditional Craftsman roof forms that provided both visual appeal and functional performance while accommodating second-floor living space within the bungalow design vocabulary. The roof system reflects the construction techniques that had become standard for substantial residential development during the mid-1920s, when Flat Rock's developing community infrastructure supported the construction of distinguished family homes that reflected the prosperity and architectural sophistication of the suburban-industrial community model that had evolved from Ford's original experimental village concept during the prosperous mid-1920s period when the community was attracting quality residential development and middle-class families.

Exterior Material Composition

The exterior walls are constructed of warm brown brick masonry that demonstrates the substantial construction materials characteristic of quality Craftsman bungalow architecture during Flat Rock's late period of significance. The brick construction reflects the building traditions that had become established for middle-class housing in southeastern Michigan during the early 20th century, emphasizing durability and sophisticated appearance that connected new construction to established Craftsman architectural precedents while accommodating modern family living requirements. The consistent brick treatment creates visual unity and distinction across the building facade while demonstrating the construction standards that characterized substantial residential development during the mid-1920s, when Flat Rock was establishing itself as a community that attracted middle-class families seeking quality housing within the framework of the suburban-industrial development model that made the community nationally significant as a sophisticated alternative to urban industrial housing during the prosperous economic period of the mid-1920s.

The brick masonry construction demonstrates the material choices that reflected both practical considerations and architectural sophistication during the early period when Flat Rock's development represented an innovative model for suburban-industrial community planning that provided quality housing

options for middle-class families, with residential construction that offered substantial, attractive housing for the skilled workforce and supervisory personnel that formed the foundation of the community's economic and social structure during the prosperous mid-1920s when the community was establishing its reputation as a successful suburban-industrial development that attracted quality architectural expression.

The facade features a varied fenestration pattern that reflects Craftsman bungalow design principles, with multi-light casement windows, double-hung units, and grouped window configurations arranged to provide natural light while maintaining the traditional proportions that characterized quality residential construction during the mid-1920s. The windows appear to consist of traditional wood units with divided lights that provide both visual interest and historical continuity with Craftsman architectural traditions, demonstrating the attention to detail that characterized residential construction during Flat Rock's early period of significance when the community was establishing itself as a desirable place for substantial family housing. The window arrangements include both first-floor and dormer openings that create visual rhythm across the facade while maintaining the traditional character that defined Craftsman bungalow design and reflected the architectural sophistication that attracted middle-class families to Flat Rock.

The window arrangements demonstrate the approach to residential planning that characterized mid-1920s construction in developing communities like Flat Rock, with openings positioned to serve both functional interior requirements and exterior architectural composition that reflected the community's status as an emerging suburban-industrial development that prioritized architectural quality and traditional design values while providing substantial family accommodation for middle-class families seeking alternatives to urban industrial housing.

A defining characteristic of this substantial house is the prominent front-facing gable with exposed rafter tails and knee braces that forms the focal point of the asymmetrical facade composition typical of Craftsman bungalow design. The gable treatment demonstrates the sophisticated architectural detailing that characterized quality residential construction during Flat Rock's early period of significance, with design elements that connected new construction to established Craftsman architectural traditions while accommodating modern family living requirements. The Craftsman styling includes exposed structural elements and traditional proportions that coordinate with the overall bungalow composition while providing dignified residential accommodation that reflected the community's emerging character during the period when Flat Rock was establishing itself as a model for sophisticated suburban-industrial development that served middle-class families seeking distinguished housing alternatives during the prosperous mid-1920s.

The property demonstrates substantial residential site planning with mature tree coverage and traditional landscaping that reflects the community development patterns characteristic of Flat Rock's early evolution during the late period of significance. The generous lot size and mature plantings indicate the property's integration into the developing residential fabric that was being established as Flat Rock evolved from Ford's experimental village into a middle-class suburban community, with site planning that emphasized both substantial residential accommodation and integration with the surrounding neighborhood character that defines the community's historical significance as a sophisticated suburban-industrial development that attracted quality residential investment and middle-class families.

The overall architectural composition demonstrates the residential design principles that characterized substantial construction during Flat Rock's late period of significance, reflecting the construction techniques, traditional design approaches, and quality materials that had become standard for middle-class suburban communities during the mid-1920s. This one story, single-family brick veneered residence with matching garage is situated on Lot 1 & 2 in the Van Riper Sub. and in 1941, the address was 25731 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.

In 1932, Dr. Phillip F. Hasley resided in 25731 Gibraltar Road.[2] Dr. Haley's Physician's Office was in the basement of the house with a separate entrance for patients. Dr. Hasley died in 1936.[3] In 1939, Edwin & Olga Tetlow and family were living at 25731 Gibraltar.[4] On 13 February 1942, Edwin Tetlow registered for the Draft; he 38 years old, living at 25731 Gibraltar Road and was employed by Detroit Edison working at the Trenton Channel Plant. Edwin Tetlow died on 31 May 1948.[5] In 1950, Olga Tetlow and family resided at 25731 Gibraltar; and Olga worked as registered nurse at the Osteopathic Hospital.[6] Olga lived at 25731 Gibraltar until her death on 13 December 1979.[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 25731 Gibraltar Street is **strongly recommended as eligible** for listing in the National Register of Historic Places and should be classified as a **contributing resource** to the Flat Rock Historic District due to its 1926 construction date that falls within the foundational phase of the district's late period of significance (1922-1972) and its representation of the substantial middle-class residential development that characterized Flat Rock's evolution into a sophisticated suburban-industrial community model during the period when the community was establishing itself under Henry Ford's Village Industries experiment as a distinguished alternative to urban industrial housing that served middle-class families during the prosperous mid-1920s period when the suburban-industrial development model was proving its appeal to families seeking quality architectural expression and substantial residential accommodation.

This 1926 Craftsman bungalow was constructed during the foundational phase of Flat Rock's late period of significance (1922-1972), representing the early substantial residential development that followed Henry Ford's establishment of the Village Industries headlamp plant in 1922 and demonstrated the quality residential growth that was transforming Flat Rock into a sophisticated suburban-industrial community attractive to middle-class families. The property represents the substantial residential development that occurred as Flat Rock was evolving from Ford's experimental village into an established community that attracted middle-class families seeking quality housing within the emerging suburban-industrial framework that made the community nationally significant during the mid-20th century as a sophisticated alternative to urban industrial housing, demonstrating the community's early ability to provide distinguished housing options for middle-class families during the prosperous economic conditions of the mid-1920s when the suburban-industrial model was proving its appeal to families seeking quality residential development and architectural sophistication.

Significance Under National Register Criterion A: Events and Patterns of Development

The property demonstrates clear significance under Criterion A through its representation of the middle-class residential development patterns that characterized Flat Rock's early transformation into a sophisticated suburban-industrial community during the late period of significance. The 1926 construction date places the building within the foundational period when Flat Rock was establishing itself beyond Ford's initial experimental

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1932**) unpaginated, folder: Flat Rock Directories (1917-1946); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] Dr. Philip F. Hasley obituary, 30 Nov 1936, Monroe Evening News (Michigan); Obituary Card Catalog, 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] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7Y-H66 : Fri Mar 08 01:11:53 UTC 2024), Entry for Edwin Tetlow and John Tetlow, 31 May 1948.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 321, for Olga Tetlow and familiy; 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.

[7] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZBD-XKV : Tue Feb 25 00:26:12 UTC 2025), Entry for Olga M Tetlow, 13 Dec 1979.

phase into a practical community that served as a model for quality suburban-industrial development, attracting substantial residential construction that reflected the community's prosperity and appeal to middle-class families during the prosperous mid-1920s. The property represents the type of distinguished family housing that characterized Flat Rock's early success as a suburban-industrial community, demonstrating the residential development patterns that supported the community's economic foundation while providing sophisticated living environments that made Flat Rock a desirable place for middle-class families seeking alternatives to urban industrial housing during a period when the community was establishing its reputation for quality residential development.

The building's substantial construction and sophisticated Craftsman design reflect the prosperity and architectural quality that characterized Flat Rock during the foundational period when the community was establishing itself as a successful example of suburban-industrial planning that served middle-class families, with residential development that provided quality substantial housing for the skilled workforce and supervisory personnel that formed the foundation of the community's economic and social structure during its formative period of historical importance. The property demonstrates the community's ability to attract residential investment and development during the prosperous mid-1920s, reflecting the success of Ford's Village Industries concept in creating a sustainable suburban-industrial community that provided sophisticated housing alternatives for middle-class families when economic conditions supported quality residential development and architectural expression.

The property demonstrates exceptional integrity across all seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as an example of substantial middle-class residential construction during Flat Rock's late period of significance. **Location integrity** remains intact, with the building situated on its original site within the established residential fabric that developed during Flat Rock's transformation into a suburban-industrial community. **Design integrity** is fully preserved through the retention of all character-defining Craftsman bungalow features, including the asymmetrical facade composition, traditional fenestration patterns, prominent front-facing gable with exposed structural elements, complex roof configuration with dormers, and one-and-one-half-story massing that reflects mid-1920s middle-class residential design principles.

Setting integrity remains strong within the established residential neighborhood context that developed during Flat Rock's period of significance, with mature landscaping and substantial lot development that reflects the community planning approaches characteristic of the sophisticated suburban-industrial development model. **Materials integrity** is excellent, with the original brick masonry construction, traditional window units, and roof configuration maintained without significant alteration that would compromise the building's historical character. **Workmanship integrity** is demonstrated through the retention of quality construction details, traditional Craftsman building techniques, and architectural elements that reflect the construction standards characteristic of substantial residential development during the mid-1920s.

Feeling integrity is preserved through the building's continued ability to convey the sense of middle-class residential prosperity that characterized Flat Rock during its early period of significance as a sophisticated suburban-industrial community, while **association integrity** remains strong through the building's direct connection to the residential development patterns that supported the community's transformation into a model suburban-industrial development that served middle-class families during the period that defines Flat Rock's national historical significance.

Including this property as a contributing resource strengthens the district's ability to convey the complete narrative of Flat Rock's development during the late period of significance, demonstrating how the community evolved from Ford's experimental village into an established suburban-industrial community that attracted substantial middle-class residential development during the foundational years of its transformation and the prosperous economic conditions of the mid-1920s. The building represents the type of distinguished family housing that made Flat Rock a sophisticated residential community during the early period when its success as a quality suburban-industrial model was being established, contributing essential evidence of the residential development patterns that supported the community's economic and social foundation during the prosperous mid-1920s when the community's architectural quality and suburban-industrial approach provided valuable alternatives for middle-class families seeking sophisticated housing options and quality residential development.

The property at 25731 Gibraltar Street should be **definitively classified as a contributing resource** to the Flat Rock Historic District and is **strongly recommended for National Register eligibility** under Criterion A. The

building's 1926 construction date places it within the foundational phase of the late period of significance, it demonstrates clear historical significance through its representation of the middle-class residential development patterns that characterized Flat Rock's transformation into a sophisticated suburban-industrial community during the foundational period, and it maintains exceptional integrity that preserves its ability to convey its historical importance as part of the community's distinguished development narrative.

This property should be documented as a contributing resource that provides essential evidence of the middle-class residential development patterns that supported Flat Rock's evolution into a model suburban-industrial community during the foundational phase of the period of greatest historical significance. The building should be considered a key component of the contributing fabric that enables the historic district to convey the complete narrative of Flat Rock's transformation from Henry Ford's experimental village into an established community that served as a national model for sophisticated suburban-industrial development during the mid-20th century, demonstrating the community's distinguished character and its ability to provide quality housing alternatives for middle-class families during the prosperous economic conditions of the mid-1920s when the suburban-industrial model was proving its appeal to families seeking sophisticated alternatives to urban industrial housing and quality 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0001_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29044 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0007_000 Lot 7 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093815		Long: -83.284355		
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
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable with prominent front porch gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum sided with shingle accents
Foundation Materials	Concrete Block
Window Materials	Wood Window
Window Type	Double Hung
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; Architecture						
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	29044 Van Riper						
Historic/Original Owner	William & Lillian Lau						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	12 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 29044 Van Riper Street in Flat Rock, Michigan is a one-and-one-half-story Craftsman bungalow constructed in 1924 that represents the residential architecture built during the foundational years of Henry Ford's Village Industries period and the early development of Flat Rock's suburban-industrial community. The dwelling demonstrates mid-1920s residential design that reflects the construction standards and architectural preferences characteristic of the community's initial development following Ford's experimental village concept, when Flat Rock was establishing itself as a suburban-industrial center that attracted working families seeking quality housing within the emerging community framework, falling within the early phase of Flat Rock's late period of significance that defines the community's transformation into a model suburban-industrial community during the period when Ford's vision was proving its viability as an innovative development model that could attract substantial residential investment and provide quality housing alternatives for working families.

The structure presents a classic Craftsman bungalow configuration built on a rectangular footprint that emphasizes the traditional residential planning principles that characterized quality housing construction during Flat Rock's early period of suburban-industrial development. The one-and-one-half-story massing creates a modest yet dignified horizontal presence that reflects the architectural standards that were being established during the community's foundational growth following Henry Ford's Village Industries experiment, when Flat Rock was evolving into a residential community that attracted working families seeking substantial housing within the suburban-industrial framework. The building's form demonstrates the residential construction standards that had become established by the mid-1920s to serve the growing population of workers and their families who chose to make Flat Rock their home during the community's formative period of historical significance, representing the type of quality family housing that characterized the community's early success as a suburban-industrial model that provided attractive residential options for working-class families during the prosperous economic conditions of the mid-1920s.

The roof consists of a complex gable configuration with prominent front-facing gable and side-gable elements covered with asphalt shingles that maintain the moderately-pitched angles characteristic of Craftsman bungalow architecture. The gable roof geometry demonstrates the sophisticated residential planning approaches that characterized quality housing construction during Flat Rock's early period of significance, when builders employed traditional Craftsman roof forms that provided both visual appeal and functional performance while accommodating second-floor living space within the bungalow design vocabulary. The roof system reflects the construction techniques that had become standard for substantial residential development during the mid-1920s, when Flat Rock's developing community infrastructure supported the construction of quality family homes that reflected the prosperity and architectural sophistication of the suburban-industrial community model that had evolved from Ford's original experimental village concept during the prosperous mid-1920s period.

The exterior walls are clad in white horizontal aluminum siding with contrasting wood shingle detailing in the front gable that demonstrates the mixed material approaches characteristic of quality Craftsman bungalow architecture during Flat Rock's late period of significance. The aluminum siding and shingle combination reflects the building traditions that had become established for working-class housing in southeastern Michigan during the early 20th century, emphasizing both traditional appearance and architectural interest that connected new construction to established Craftsman architectural precedents while accommodating modern family living requirements within the means of working families. The varied material treatment creates visual interest and distinction across the building facade while demonstrating the construction standards that characterized substantial residential development during the mid-1920s, when Flat Rock was establishing itself as a community that attracted working families seeking quality housing within the framework of the suburban-industrial development model that made the community nationally significant as a democratic alternative to urban industrial housing.

The aluminum siding and shingle construction demonstrates the material choices that reflected both practical considerations and architectural quality during the early period when Flat Rock's development represented an innovative model for suburban-industrial community planning that provided quality housing options for working families, with residential construction that offered attractive, substantial housing for the workforce that formed

the foundation of the community's economic and social structure during the mid-1920s when the community was establishing its reputation as a successful suburban-industrial development.

The facade features a symmetrical fenestration pattern that reflects Craftsman bungalow design principles, with multi-light double-hung windows arranged to provide natural light while maintaining the traditional proportions that characterized quality residential construction during the mid-1920s. The windows appear to consist of traditional wood units with divided lights that provide both visual interest and historical continuity with Craftsman architectural traditions, demonstrating the attention to detail that characterized residential construction during Flat Rock's early period of significance when the community was establishing itself as a desirable place for quality family housing. The window arrangements create visual rhythm across the facade while maintaining the traditional character that defined Craftsman bungalow design.

The window arrangements demonstrate the approach to residential planning that characterized mid-1920s construction in developing communities like Flat Rock, with openings positioned to serve both functional interior requirements and exterior architectural composition that reflected the community's status as an emerging suburban-industrial development that prioritized architectural quality and traditional design values while providing practical family accommodation for working families.

A defining characteristic of this quality house is the prominent front porch with distinctive Craftsman detailing, including tapered columns on masonry piers and decorative wood railings that form the focal point of the symmetrical facade composition. The porch demonstrates the sophisticated architectural treatment that characterized quality residential construction during Flat Rock's early period of significance, with design elements that connected new construction to established Craftsman architectural traditions while accommodating modern family living requirements. The Craftsman styling includes the distinctive decorative wood bargeboard in the front gable with radiating sunburst pattern that coordinates with the overall bungalow composition while providing dignified residential accommodation that reflected the community's emerging character during the period when Flat Rock was establishing itself as a model for democratic suburban-industrial development.

The property demonstrates substantial residential site planning with established landscaping and notable stone retaining walls that reflect the community development patterns characteristic of Flat Rock's early evolution during the late period of significance. The stone retaining walls and terraced site development indicate the property's integration into the developing residential fabric that was being established as Flat Rock evolved from Ford's experimental village into a working-class suburban community, with site planning that emphasized both quality residential accommodation and integration with the surrounding neighborhood character that defines the community's historical significance as a democratic suburban-industrial development.

The overall architectural composition demonstrates the residential design principles that characterized substantial construction during Flat Rock's late period of significance, reflecting the construction techniques, traditional design approaches, and quality materials that had become standard for working-class suburban communities during the mid-1920s. The building represents the foundational residential development in Flat Rock during the period when the community's success as a suburban-industrial model was attracting working families seeking quality housing within an emerging community framework, demonstrating the architectural character that defines Flat Rock's significance as a successful example of democratic suburban-industrial community planning that provided quality housing alternatives for working families during the prosperous mid-1920s.

This 1.5 story, single-family residence with matching garage is situated on Lot 7 in the Van Riper Sub. and in 1941, the address was 29044 Van Riper 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, William Lau & wife owned lot 7 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, William & Lillian Lau and family were living at 29044 VanRiper.[3] In 1950, Clyde & Nola Artley and their children resided at 29044 Van Riper; and Clyde worked as machine repair for an auto parts manufacturer.[4] Clyde Artley and family were living at 29044 Van Riper Street from 1959 through 1971.[5] In 1955, Clyde Artley and family were living at 29044 Van Riper.[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 29044 Van Riper Street is strongly recommended as eligible for listing in the National Register of Historic Places and should be classified as a contributing resource to the Flat Rock Historic District due to its 1924 construction date that falls within the foundational phase of the district's late period of significance (1922-1972) and its representation of the quality working-class residential development that characterized Flat Rock's evolution into a democratic suburban-industrial community model during the period when the community was establishing itself under Henry Ford's Village Industries experiment as an accessible alternative to urban industrial housing that served working families during the prosperous mid-1920s period when the suburban-industrial development model was proving its appeal to families seeking quality housing alternatives.

This 1924 Craftsman bungalow was constructed during the foundational phase of Flat Rock's late period of significance (1920-1975), representing the early substantial residential development that followed Henry Ford's establishment of the Village Industries headlamp plant in 1922 and demonstrated the quality residential growth that was transforming Flat Rock into a democratic suburban-industrial community attractive to working families. The property represents the substantial residential development that occurred as Flat Rock was evolving from Ford's experimental village into an established community that attracted working families seeking quality housing within the emerging suburban-industrial framework that made the community nationally significant during the mid-20th century as a democratic alternative to urban industrial housing, demonstrating the community's early ability to provide quality housing options for working families during the prosperous economic conditions of the mid-1920s when the suburban-industrial model was proving its viability and appeal.

The property demonstrates clear significance under Criterion A through its representation of the working-class residential development patterns that characterized Flat Rock's early transformation into a democratic suburban-industrial community during the late period of significance. The 1924 construction date places the building within the foundational period when Flat Rock was establishing itself beyond Ford's initial experimental phase into a practical community that served as a model for democratic suburban-industrial development, attracting substantial residential construction that reflected the community's accessibility and appeal to working families during the prosperous mid-1920s. The property represents the type of quality family housing that characterized Flat Rock's early success as a suburban-industrial community, demonstrating the residential development patterns that supported the community's economic foundation while providing substantial living environments that made Flat Rock a desirable place for working families seeking alternatives to urban industrial housing during the period when the community was establishing its reputation for quality residential development and democratic accessibility.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for William Lau & wife; 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 30, dwelling 322, for Clyde & Nola Artley and children; 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.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The building's substantial construction and traditional Craftsman design reflect the democratic character and architectural quality that characterized Flat Rock during the foundational period when the community was establishing itself as a successful example of suburban-industrial planning that served working families, with residential development that provided quality substantial housing for the workforce that formed the foundation of the community's economic and social structure during its formative period of historical importance. The property demonstrates the community's ability to attract residential investment and development during the prosperous mid-1920s, reflecting the success of Ford's Village Industries concept in creating a sustainable suburban-industrial community that provided quality housing alternatives for working families when economic conditions supported substantial residential development.

The property demonstrates good integrity across all seven aspects required for National Register eligibility, maintaining its ability to convey its historical significance as an example of quality working-class residential construction during Flat Rock's late period of significance. Location integrity remains intact, with the building situated on its original site within the established residential fabric that developed during Flat Rock's transformation into a suburban-industrial community. Design integrity is well preserved through the retention of character-defining Craftsman bungalow features, including the symmetrical facade composition, traditional fenestration patterns, prominent front porch with tapered columns, decorative gable bargeboard with sunburst pattern, and one-and-one-half-story massing that reflects mid-1920s working-class residential design principles.

Setting integrity remains strong within the established residential neighborhood context that developed during Flat Rock's period of significance, with stone retaining walls and traditional site development that reflects the community planning approaches characteristic of the democratic suburban-industrial development model. Materials integrity is good, with the original wood siding and shingle construction and traditional architectural elements maintained, though some updating may have occurred that does not compromise the building's essential historical character. Workmanship integrity is demonstrated through the retention of quality construction details, traditional Craftsman building techniques, and distinctive decorative elements that reflect the construction standards characteristic of substantial residential development during the mid-1920s.

Feeling integrity is preserved through the building's continued ability to convey the sense of working-class residential prosperity that characterized Flat Rock during its early period of significance as a democratic suburban-industrial community, while association integrity remains strong through the building's direct connection to the residential development patterns that supported the community's transformation into a model suburban-industrial development that served working families during the period that defines Flat Rock's national historical significance.

Including this property as a contributing resource strengthens the district's ability to convey the complete narrative of Flat Rock's development during the late period of significance, demonstrating how the community evolved from Ford's experimental village into an established suburban-industrial community that attracted quality working-class residential development during the foundational years of its transformation and the prosperous economic conditions of the mid-1920s.

The property at 29044 Van Riper Street should be definitively classified as a contributing resource to the Flat Rock Historic District and is strongly recommended for National Register eligibility under Criterion A. The building's 1924 construction date places it within the foundational phase of the late period of significance, it demonstrates clear historical significance through its representation of the working-class residential development patterns that characterized Flat Rock's transformation into a democratic suburban-industrial community during the foundational period, and it maintains good integrity that preserves its ability to convey its historical importance as part of the community's democratic development 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0007_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29056 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0008_000 Lot 8 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093688		Long: -83.284374		
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	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Sided
Foundation Materials	Concrete Block
Window Materials	Wood/Auminum Window
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; Social History;						
Period(s) of Significance	193-1975 (Transition/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	29056 Van Riper						
Historic/Original Owner	William & Virginia Cooke						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	8 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1939 Cape Cod Revival residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed in the final years before American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Cape Cod Revival features—compact 1.5-story form with side gable roof—that made the style one of the most popular residential designs of the late 1930s.

The steeply-pitched side gable roof with brown asphalt shingles creates the classic Cape Cod profile. The roof pitch and proportions are characteristic of the style, evoking colonial New England heritage while providing practical attic space. The **prominent brick chimney** on the exterior side wall represents an important surviving original feature, rising prominently above the roofline and contributing substantial historic character to the property.

The exterior has been re-clad with sage green aluminum siding, an alteration affecting integrity of materials. Contrasting salmon/terra cotta trim frames the windows and corner boards, creating a distinctive color scheme. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible where the lot slopes, revealing the building's elevated position.

The property sits on an elevated lot, with stone steps leading up from the sidewalk through cottage-style garden plantings including irises and perennials. This topographic setting distinguishes the property and creates visual interest from the street.

The facade displays asymmetrical composition with a corner window bay and additional windows. The corner bay window with multiple lights provides generous natural light to the main living area, a characteristic Cape Cod feature. The property retains **some original wood windows with aluminum storm windows**, representing important surviving historic fabric that enhances integrity compared to fully replaced fenestration. Other windows have been replaced with aluminum double-hung units. The original wood windows demonstrate period construction methods and materials.

Character-defining features include the 1939 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story Cape Cod Revival form with side gable roof, prominent brick chimney as surviving original feature, some original wood windows with aluminum storms, corner bay window, elevated lot with stone steps, cottage garden landscaping, and overall late 1930s Cape Cod character.

This one-story, single-family residence is situated on Lot 8 in the Van Riper Sub. and in 1941, the address was 29056 Van Riper 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 designations, and is recommended for other identification efforts.

In 1939, William K. Cooke (and the F.E. Morrison Fort Wayne Mortgage Co.) owned lot 8 in the Van Riper Subdivision; and the residence thereon, 29056 Van Riper St.[2] In 1940, William Cooke and his sons resided at 29056 Van Riper; and William worked as an operator at the Oil Refinery.[3] In 1950, William & Viriginia Cooke and their sons resided at 29056 Van Riper; and William worked as Pumper & Blender at the Oil Refinery.[4] In 1955, William K. Cooke and family were living at 29056 Van Riper.[5] In 1959, William K. Cooke and family were living at 29056 Van Riper Street.[6] In 1964, William K. Cooke was living at 29056 Van Riper St.[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.

Criterion A — Community Planning and Development/Industry

This 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1939 construction date places this property within the final prewar building period, demonstrating sustained housing demand in Flat Rock despite the lingering effects of the Depression.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Cape Cod Revival residential architecture, a style that achieved widespread popularity during the late 1930s. The Cape Cod Revival's associations with colonial American heritage and its modest, practical scale made it particularly appealing during economically uncertain times. The house exhibits characteristic Cape Cod features including compact 1.5-story form, steeply-pitched side gable roof, and modest domestic scale. The prominent brick chimney represents an important original feature characteristic of Cape Cod design. The survival of some original wood windows with aluminum storms represents important retention of historic fabric. While aluminum siding has affected integrity of materials, the property retains its essential Cape Cod form, prominent chimney, corner bay window, and original windows.

Integrity Assessment

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 185, entry for William K. Cooke, original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 84, for William K. Cooke and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWC6?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AK411-ZXS&action=view&cc=2000219&lang=en&groupId= : accessed 27 July 2025), FHL# 005461710, Image 13 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 30, dwelling 323, for William & Viriginia Cooke and sons; 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.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1964-65) p. 56, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original elevated site on Van Riper Street within the established residential context. The design retains the essential Cape Cod form including side gable roof, prominent chimney, and compact massing. The setting preserves suburban character with elevated lot, stone steps, and cottage garden plantings. The property conveys the feeling of a late 1930s Cape Cod residence and maintains association with prewar residential development. Integrity of materials and workmanship has been partially compromised by aluminum siding application and partial window replacement. However, the retention of the prominent brick chimney, some original wood windows, corner bay window, and overall Cape Cod form partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1939 Cape Cod Revival residence retains sufficient integrity to convey its historic character and association with late Depression-era residential development.

Supporting factors include 1939 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Cape Cod Revival form with side gable roof clearly readable, prominent brick chimney surviving as important original feature, some original wood windows retained with aluminum storms, corner bay window preserved, elevated lot with stone steps providing distinctive setting, cottage garden landscaping complementing Cape Cod character, and overall late 1930s residential character evident.

The aluminum siding and partial window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Cape Cod form, prominent chimney, surviving original windows, corner bay window, and overall historic character remain clearly evident and communicate the property's 1939 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0008_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29064 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0009_000 Lot 9 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093550		Long: -83.284424		
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	1926	
Architectural Style	Colonial Revival w/ Tudor	
Building Form	2 Story Rectilinear	
Roof Form	Hip	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Red Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29064 Van Riper					
Historic/Original Owner	Mrs. George Hoeft					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

Survey Date	23 Oct. 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 1926 residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed four years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits an eclectic design combining Colonial Revival massing with Tudor Revival roof influences, creating a distinctive dwelling that reflects the stylistic experimentation of 1920s residential architecture.

The complex roof form creates the property's most distinctive feature. Multiple steeply-pitched intersecting gables produce a dynamic roofline with Tudor Revival character. The primary front-facing gable features a clipped or jerkinhead profile, creating a distinctive silhouette. Secondary gables project at various angles, creating picturesque asymmetry characteristic of the Tudor influence. Brown asphalt shingles cover the roof surfaces.

The comprehensive **dark red-brown brick veneer** covering all exterior walls represents quality 1926 construction and constitutes the property's primary historic material. The brick demonstrates skilled masonry with consistent coursing and subtle color variation. The full brick exterior covering both stories and all gable ends represents premium construction and has been excellently preserved after nearly 100 years. The brick's intact condition significantly enhances the property's integrity.

The facade displays asymmetrical composition with the intersecting gable forms creating visual complexity. A covered front porch with white railings provides a welcoming entrance, contrasting with the dark brick. The porch configuration appears to be original or sympathetically designed. Windows are positioned within the gable forms, with fenestration reflecting interior room arrangements.

The windows have been replaced with aluminum sliding units, affecting integrity of workmanship. The sliding window type represents a departure from the original double-hung or casement configurations typical of 1920s residential design. However, the intact brick exterior represents the primary historic material, mitigating the window alteration.

The property occupies an elevated lot with naturalistic cottage garden landscaping including perennials, ornamental shrubs, and a prominent American flag on a flagpole. A stone retaining wall at street level accommodates the grade change. The elevated position and lush landscaping create a distinctive setting. A garage is located at the rear of the property.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, two-story form with distinctive intersecting steep gables, clipped/jerkinhead gable profile, full dark red-brown brick veneer intact throughout, Colonial Revival massing with Tudor roof influences, covered front porch, elevated lot with cottage garden landscaping, and garage in rear.

This 1.5 story, single-family residence is situated on Lot 9 in the Van Riper Sub. and in 1941, the address was 29064 Van Riper 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.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, Mrs. George Hoeft owned lot 9 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, Arthur & Caroline Terrell owned lot 9 in the Van Riper Subdivision; and the residence thereon.[3] In 1939, Thurmon & Florence Peacock and family were living at 29064 Van Riper.[4] In 1940, Thurman & Florence Peacock and son were living at 29064 Van Riper St., and Thurman was employed as a fireman for the railroad.[5] In 1940, Joseph & Catherine Chenette were living at 29064 Van Riper St., and Joseph was employed as a proprietor for an appliance factory.[6] In 1942, Arthur Terrell owned lot 9 in the Van Riper Subdivision; and the residence thereon.[7] Perry Smith was residing at 29064 Van Riper St. in 1959.[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.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This substantial brick residence, constructed four years after Ford's investment, demonstrates the quality housing stock developed to serve the growing community during this formative period.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a distinctive local example of 1920s eclectic residential architecture, combining Colonial Revival massing with Tudor Revival roof influences. The 1920s saw considerable stylistic experimentation in American residential design, with builders and homeowners freely mixing elements from various revival styles. This house exemplifies that eclecticism through its formal two-story brick form (Colonial Revival) combined with steeply-pitched intersecting gables and clipped gable profile (Tudor influences).

The full brick veneer exterior represents premium construction quality, while the distinctive roof form provides architectural interest distinguishing this property from more conventional Colonial Revival examples. The property demonstrates how 1920s residential design allowed creative synthesis of historical references within traditional domestic forms.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Mrs. Geo. Hoeft; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 185, entry for Arthur & Caroline Terrell; original records held by Brownstown Township Historical Society.

[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 5A, dwelling 82, Thurman & Florence Peacock and son; 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.

[6] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 3B, dwelling 53, Joseph & Catherine Chenette ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 10 of 1034; United States. National Archives and Records Administration.

[7] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," arranged alphabetically and by subdivision; pg. 635, entry for Arthur Terrell; original records held by Brownstown Township Historical Society.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original elevated site on Van Riper Street within the established residential context. The design retains the essential form including distinctive intersecting steep gables, clipped gable profile, and two-story massing. The materials retain the original brick veneer exterior in excellent condition. The setting preserves the elevated lot with cottage garden character. The property conveys the feeling of a substantial 1920s residence and maintains association with early Ford Village Industries development. Integrity of workmanship has been partially compromised by aluminum sliding window replacement, though the high-quality brick construction and distinctive roof form remain clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 brick residence retains strong integrity conveying its historic character and association with early Ford Village Industries development.

Supporting factors include 1926 construction during the significant early Ford period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, distinctive intersecting steep gable roof form, clipped/jerkinhead gable profile providing architectural interest, quality dark red-brown brick veneer intact throughout all elevations, Colonial Revival massing with Tudor roof influences demonstrating 1920s eclecticism, covered front porch preserved, elevated lot with distinctive setting, garage in rear retained, and overall substantial 1920s residential character clearly readable.

The aluminum sliding window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, distinctive roof form with intersecting steep gables, clipped gable profile, and overall eclectic 1920s character remain intact and clearly communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era 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_135_04_0009_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29074 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0010_000 Lot 10 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093411		Long: -83.284459		
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 Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Replacement
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
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	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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29074 Van Riper						
Historic/Original Owner	Charles E. & Augusta Boner						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	23 Oct. 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 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with side gable roof and modest domestic scale—that made the style one of the most popular residential designs of the late 1930s and early 1940s.

The side gable roof with brown asphalt shingles creates the classic Minimal Traditional profile. A front-facing gable dormer projects from the roof slope, providing light and headroom to the upper half-story. The dormer is centered on the facade, creating balanced composition characteristic of the style. The modest roof pitch and compact proportions reflect the economical design philosophy of Minimal Traditional architecture.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Navy blue decorative shutters frame the windows, providing traditional accent consistent with Minimal Traditional styling. The concrete block foundation is visible at grade level.

The facade displays simple, balanced composition with a small covered entry porch slightly off-center. The porch features simple posts supporting a projecting roof and white railings, creating a modest welcoming approach. The entry door is flanked by windows, with additional windows on the side elevations. The fenestration pattern is consistent with 1940 Minimal Traditional design.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a lot with manicured lawn, mature shade tree, and ornamental landscaping including a striking burgundy Japanese maple as a focal specimen. A block retaining wall at street level accommodates a slight grade change. The detached garage is located at the rear of the property. The well-maintained grounds demonstrate continued property stewardship.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, centered front gable dormer, small covered entry porch, navy blue decorative shutters, concrete block foundation, detached garage in rear, and overall 1940 Minimal Traditional massing and proportions.

This 1.5 story, single-family frame residence with garage is situated on Lot 10 in the Van Riper Sub. and in 1941, the address was 29074 Van Riper 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 1942, Charles E. Boner owned lot 10 in the Van Riper Subdivision and the residence thereon, 29074 Van Riper St.[2] In 1940, Charles and Augusta Boner resided at 29074 Van Riper; and Charles was employed as an engineer for the Railroad.[3] Charles E. Boner died on 20 August 1943.[4]

In 1950, Frank & Marilynn Sprague and their children resided at 29074 Van Riper; and Frank was employed as a doctor of osteopathic medicine at the osteopathic hospital.[5]

In 1955, Norman W. Secor and family were living at 29074 Van Riper.[6] In 1959, Norman Secor and family were living at 29074 Van Riper Street.

Nelson E. Brown resided at 29074 Van Riper St. from 1961 through 1971.[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.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, front gable dormer, simple entry porch, and modest domestic scale. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, dormer, and entry porch.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 635, entry for Charles E. Boner; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 61A, dwelling 41, Charles & Augusta Boner; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW81?view=index&cc=2000219&lang=en&groupId= : accessed 27 July 2025), FHL# 005461710 Image 41 of 1034; United States. National Archives and Records Administration.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-L7C : Fri Mar 08 11:17:23 UTC 2024), Entry for Charles E Boner, 30 Aug 1943.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 325, for Frank & Marilynn Sprague and children; 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.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1961-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front dormer, and compact massing. The setting preserves suburban character with lawn, mature shade tree, and ornamental landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and vinyl window replacement. However, the retention of the Minimal Traditional form, front dormer, entry porch, and detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development.

Supporting factors include 1940 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof clearly readable, centered front gable dormer intact, small covered entry porch preserved, navy blue decorative shutters providing traditional character, concrete block foundation as original material, detached garage retained in rear, original fenestration pattern maintained, and overall 1940 Minimal Traditional character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, front dormer, entry porch, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0010_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29098 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0011_000 Lot 11 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093272		Long: -83.284438		
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 Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Complex Hip and Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Red Brick	
Foundation Materials	Red Brick	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29098 Van Riper					
Historic/Original Owner	Ralph A. & Frances Whisler					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct. 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 late 1939 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed in the final months before the new decade. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with modest domestic scale—distinguished by full brick veneer construction that represents premium building quality for the style.

The side gable roof with brown asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, adding visual interest and providing additional space. This gable configuration creates a slightly more substantial appearance than the simplest Minimal Traditional examples while maintaining the style's characteristic modesty. The roof features modest eave overhang.

The comprehensive **red-brown brick veneer** covering all exterior walls represents quality late 1930s construction and constitutes the property's most significant architectural feature. The brick demonstrates skilled masonry with consistent coursing and warm color tones. The full brick exterior—covering both the main body and the front gable—represents premium construction within the Minimal Traditional typology, distinguishing this property from more common wood-sided examples. The brick's excellent condition after 85+ years demonstrates quality materials and construction. The brick/concrete foundation continues the masonry treatment to grade level.

The covered front porch represents a welcoming domestic feature with simple square posts supporting a projecting roof section. The porch railings feature a distinctive X-pattern design in white, providing decorative interest. The porch is accessed by brick steps, maintaining material continuity with the house exterior.

The windows have been replaced with aluminum double-hung units with white trim, affecting integrity of workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern. The intact brick exterior represents the primary historic material, significantly mitigating the window alteration.

The property occupies a lot with manicured lawn, mature shade tree, and landscaped foundation bed with brick edging and ornamental shrubs including a prominent weeping specimen. A detached garage is located at the rear of the property, accessed by a concrete driveway. Privacy fencing encloses portions of the rear yard.

Character-defining features include the late 1939 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, full red-brown brick veneer intact throughout, covered front porch with X-pattern railings, brick porch steps, brick/concrete foundation, detached garage, and overall quality prewar brick residential design.

This one story, single-family frame residence is situated on Lot 11 in the Van Riper Sub. and in 1941, the address was 29098 Van Riper 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 1940, Ralph & Frances Whisler and son were living at 29445 Van Riper St., and Ralph was employed as an electrician for an oil refinery.[2] In 1942, Ralph A. Whisler owned lot 11 in the Van Riper Subdivision and the residence thereon, 29098 Van Riper St.[3] In 1950, Ralph & Frances Whisler resided at 29098 Van Riper; and Ralph worked as an electrician at the oil refinery [SOCONY Vacuum Co.].[4]

In 1955, Herbert Billing and family were living at 29098 Van Riper.[5] Herbert W. Billing and family were living at 29098 Van Riper Street from1959 through 1971.[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.

Criterion A — Community Planning and Development/Industry

This late 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The late 1939 construction date places this property within the final prewar building period, demonstrating sustained housing demand in Flat Rock despite lingering Depression effects. The brick construction indicates economic resources enabling premium building quality.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of brick Minimal Traditional residential architecture, demonstrating premium construction quality within a style typically associated with more modest materials. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front gable projection, simple entry porch, and modest domestic scale. The full brick veneer exterior elevates this property above typical Minimal Traditional examples, representing the upper tier of the style's construction hierarchy. While aluminum window replacement has affected integrity of workmanship, the property retains its essential Minimal Traditional form, intact brick exterior, entry porch, and detached garage.

Integrity Assessment

The property retains integrity of location, design, materials, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front gable projection, and entry porch. The materials retain the original brick veneer exterior in excellent condition. The setting preserves suburban character with lawn, mature shade tree, and landscaping. The property conveys the feeling of a quality late 1930s brick residence and maintains association with prewar residential development. Integrity of workmanship

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 64, for Ralph & Frances Whisler and son ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 635, entry for Ralph A. Whisler; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 326, for Ralph & Frances Whisler; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-71) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

has been partially compromised by aluminum window replacement, though the high-quality brick construction remains clearly evident.

This property is recommended as **Contributing** to the Flat Rock Historical District. The late 1939 brick Minimal Traditional residence retains strong integrity conveying its historic character and association with prewar residential development.

Supporting factors include late 1939 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front gable clearly readable, quality red-brown brick veneer intact throughout all elevations, covered front porch with distinctive X-pattern railings preserved, brick porch steps maintaining material continuity, brick/concrete foundation as original material, detached garage retained, original fenestration pattern maintained, and overall quality prewar brick residential design clearly evident.

The aluminum window replacement represents an alteration affecting integrity of workmanship but does not disqualify the property from contributing status. The full brick exterior, Minimal Traditional form, entry porch, and overall historic character remain intact and clearly communicate the property's late 1939 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0011_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29126 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0012_000 Lot 12 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093136		Long: -83.284427		
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 Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Catslide w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
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	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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29126 Van Riper					
Historic/Original Owner	Orlan & Wineva Jackson					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 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 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with side gable roof—that made the style one of the most popular residential designs of the late 1930s and early 1940s.

The side gable roof with gray asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, creating a cross-gable configuration that adds visual interest. This gable treatment distinguishes the Minimal Traditional from the Cape Cod Revival, which typically features symmetrical shed or gable dormers rather than a full front-facing gable projection. A brick chimney rises from the roof, representing an important surviving original feature. Louvered vents are visible in the gable peaks.

The exterior has been re-clad with cream-colored vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Navy blue decorative shutters frame the first-floor windows, providing traditional accent consistent with period residential styling. The concrete block foundation is typical of 1940 construction.

The facade displays asymmetrical composition with the front-facing gable positioned off-center. A small covered entry porch with simple posts and white railings provides a welcoming approach, accessed by wood steps. The porch configuration is characteristic of Minimal Traditional design, providing modest shelter without the full-width porch of earlier styles.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. However, the replacement windows maintain appropriate scale and the original fenestration pattern. The first-floor windows flank the entry, while a single window is positioned in the upper gable.

The property occupies a well-maintained lot with manicured lawn, raised landscape beds with block edging, and ornamental evergreen shrubs including spiral-trimmed topiary specimens. The detached garage is located at the side/rear of the property, accessed by a concrete driveway. The exceptionally maintained grounds demonstrate outstanding property stewardship.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, brick chimney as surviving original feature, small covered entry porch, navy blue decorative shutters, concrete block foundation, detached garage, and overall 1940 Minimal Traditional massing and proportions.

This single-family frame residence is situated on Lot 12 in the Van Riper Sub. and in 1941, the address was 29126 Van Riper 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 1940, Orlan Wayne & Wineva Jackson and their son were living at 29126 Van Riper St., and Orlan was employed as a boiler operator for the auto factory [lamp plant].[2] In 1942, Orlan W. Jackson owned lot 12 in the Van Riper Subdivision; and the residence thereon, 29126 Van Riper St.[3]

Wineva Jackson died on 6 September 1946.[4] Orlan married Beulah E. Blasing on 6 September 1947 [exactly one year after his wife's death] in Marshall, Calhoun County, Michigan.[5]

In 1950, Orlan & Beulah Jackson resided at 29126 Van Riper; and Orlan worked as a Stationary Engineer at Auto Manufacturing.[6] In 1959, Orlan W. Jackson and family were living at 29126 Van Riper Street.[7]

Orlan W. Jackson died on 27 December 1963.[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.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale during uncertain times.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier revival styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front-facing gable, simple entry porch, and modest domestic scale.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 81, for Orlan & Wineva Jackson and son; 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.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 635, entry for Orlan W Jackson; original records held by Brownstown Township Historical Society.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFQN-RM8 : Sat Mar 09 18:00:42 UTC 2024), Entry for Wineva May (nee Murdock) Jackson, death 06 Sep 1946.

[5] "Michigan, County Marriages, 1820-1941," database with images, maariage of Orlan W. Jackson to Beulah E. Blasing in Marshall, Calhoun County, Michigan, on 6 Sep 1947, *FamilySearch* (https://familysearch.org/ark:/61903/3:1:939J-4LS1-TD?cc=1810350 : 11 May 2018), > image 1 of 1; various archives, Michigan.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 327, for Orlan & Beulah Jackson ; 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.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Michigan, Deaths and Burials, 1800-1995", , *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHHQ-QV5 : 2 January 2026), Orlan Wayne Jackson, died 27 Dec 1963.

The front-facing gable distinguishes this example from Cape Cod Revival houses, which typically feature symmetrical dormers on the front roof slope. The Minimal Traditional's front gable creates a slightly more vertical emphasis while maintaining the style's characteristic modesty. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, brick chimney, and entry porch.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front-facing gable, brick chimney, and compact massing. The setting preserves suburban character with well-maintained lot and landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and vinyl window replacement. However, the retention of the Minimal Traditional form, brick chimney, front gable, entry porch, and detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development.

Supporting factors include 1940 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front-facing gable clearly readable, brick chimney surviving as important original feature, small covered entry porch preserved, navy blue decorative shutters providing traditional character, concrete block foundation as original material, detached garage retained, original fenestration pattern maintained, exceptionally maintained property demonstrating stewardship, and overall 1940 Minimal Traditional character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, brick chimney, front gable, entry porch, and overall historic character remain clearly evident and communicate the property's 1940 construction and architectural significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0012_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29136 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0013_000 Lot 13 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093002		Long: -83.284431		
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 Traditonal	
Building Form	1.5 Story Rectilinear	
Roof Form	Complex Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29136 Van Riper					
Historic/Original Owner	Otto & Bettie Geissler					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 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 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed on the eve of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact 1.5-story form with side gable roof and front-facing gable—that made the style one of the most popular residential designs of the late 1930s and early 1940s.

The side gable roof with brown asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, creating a cross-gable configuration that adds visual interest and distinguishes this as Minimal Traditional rather than Cape Cod Revival (which would typically have symmetrical dormers). A brick chimney rises from the roof, representing an important surviving original feature.

The exterior has been re-clad with tan vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Stone veneer has been applied to portions of the foundation and lower wall area, likely a later modification providing visual interest. The concrete block foundation is the original material beneath the stone facing.

The entry configuration has been modified with a contemporary wood deck featuring composite or wood railings. This deck replaces what was likely an original small covered porch or simple entry stoop. The red entry door with decorative oval glass insert represents a contemporary replacement. While the deck affects the property's historic appearance at the entry, it does not alter the fundamental building form.

The windows appear to be aluminum double-hung replacement units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and positions consistent with the original fenestration pattern. A small window is visible in the side gable, typical of Minimal Traditional attic space.

The property occupies a lot with manicured lawn and ornamental landscaping including a striking burgundy Japanese maple, ornamental shrubs, and perennial plantings. The landscaping is well-maintained and demonstrates property stewardship. The detached garage at the rear is a later addition rather than original construction.

Character-defining features include the 1940 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, brick chimney as surviving original feature, concrete block foundation (beneath stone veneer), and overall 1940 Minimal Traditional massing and proportions despite exterior modifications.

This one and a half story, single-family frame residence is situated on Lot 13 in the Van Riper Sub. and in 1941, the address was 29136 Van Riper 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 1940, Otto Jr. & Bettie Geissler and family were living at 29136 Van Riper St., and Otto was employed as an inspector for a metal & runner company.[2] In 1942, Otto W. Geissler Jr. owned lot 13 in the Van Riper Subdivision; and the residence thereon, 29136 Van Riper St.[3] In 1950, Brian and Oeda Geissler and sons resided at 29136 Van Riper; and Brian worked as an electrician at an oil refinery.[4] Brian Geissler resided at 29136 Van Riper in 1954.[5] Melvin Oestrike resided at 29136 Van Riper St in 1955.[6] Richard Ramsey resided at 29136 Van Riper St. from 1959 through 1961; Homer Bowersock from 1962-1963; Robert Wiseman in 1964; and the Corne family resided at 29136 from 1965 through 1971.[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.

Criterion A — Community Planning and Development/Industry

This 1940 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By 1940, nearly two decades after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1940 construction date places this property at the end of the prewar building period, just before wartime restrictions curtailed residential construction. The Minimal Traditional style's popularity during this period reflected American domestic preferences emphasizing traditional values and modest scale.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier revival styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front-facing gable, and modest domestic scale.

The front-facing gable distinguishes this example from Cape Cod Revival houses, which typically feature symmetrical dormers on the front roof slope. While modifications including vinyl siding, window replacement, stone veneer application, and deck addition have affected integrity of materials and workmanship, the property retains its essential Minimal Traditional form, roof configuration, and brick chimney.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 5A, dwelling 80, for Otto & Bettie Geissler 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.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 635, entry for Otto Geissler; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 328, for Brian & Oeda Geissler and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[5] 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.

[6] 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.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Minimal Traditional form including side gable roof, front-facing gable, and compact massing. The setting preserves suburban character with well-maintained lot and landscaping. The property conveys the feeling of a 1940 residence and maintains association with prewar residential development.

Integrity of materials and workmanship has been compromised by multiple alterations including vinyl siding application, aluminum window replacement, stone veneer at foundation, contemporary deck at entry, and replacement door. These modifications are more extensive than typical siding-and-window alterations seen on other contributing properties. However, the retention of the fundamental Minimal Traditional form, brick chimney, front gable, and original roof configuration allows the property to continue communicating its 1940 construction and historic character.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1940 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar residential development, despite more extensive modifications than some comparable properties.

Supporting factors include 1940 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front-facing gable clearly readable, brick chimney surviving as important original feature, original roof configuration maintained, concrete block foundation preserved (beneath stone veneer), original fenestration pattern maintained despite window replacement, and overall 1940 Minimal Traditional massing and proportions evident.

The vinyl siding, window replacement, deck addition, stone veneer, and replacement door represent alterations affecting integrity of materials and workmanship. These modifications are at the upper threshold of alterations compatible with contributing status. However, the fundamental Minimal Traditional form remains intact and clearly communicates the property's 1940 construction, supporting contributing status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0013_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29144 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0014_000 Lot 14 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092864		Long: -83.284428		
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	Craftsman Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Simple Front Faced Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Replacement	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	29144 Van Riper						
Historic/Original Owner	Albert & Mary Zieman						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Harold Mittlestat						

Survey Date	23 Oct. 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 vernacular bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s. Companies such as Sears, Aladdin, and Gordon-Van Tine offered similar modest bungalow designs through mail-order catalogs.

The front-facing gable roof with gray asphalt shingles creates a classic bungalow profile. The gable features modest eave returns and a simple triangular form characteristic of vernacular construction. The compact one-story form provided efficient living space appropriate for working-class and middle-class households serving the industrial community.

The exterior has been re-clad with pale green aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1920s residential building.

The **full-width front porch** represents a defining architectural feature and remains substantially intact. The porch extends across the entire facade, featuring wood posts supporting the roof extension and wood railings with vertical balusters. Lattice skirting encloses the area beneath the porch, a traditional detail providing ventilation while screening the foundation. The porch configuration provides generous outdoor living space and demonstrates the emphasis on indoor-outdoor connection characteristic of bungalow design philosophy. The porch appears to retain much of its original configuration despite the siding replacement.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and positions. The fenestration pattern with windows flanking the entry is typical of modest bungalow design.

The property occupies a lot with lawn and the **original detached garage** at the rear. The garage appears to be constructed of tile or concrete block, representing an important surviving original outbuilding that enhances the property's historic integrity. Masonry garages from the 1920s are significant survivors demonstrating period construction methods.

Character-defining features include the c. 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story vernacular bungalow form with front-facing gable, full-width front porch with wood posts and railings substantially intact, lattice porch skirting, concrete block foundation, original detached tile/block garage as significant outbuilding, possible catalog home origins, and overall 1920s modest bungalow character.

This one story, single-family frame residence and tile/block garage is situated on Lot 14 in the Van Riper Sub. and in 1941, the address was 29144 Van Riper 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 effort

In 1925, Harold Mittlestat owned lot 14 in the Van Riper Subdivision and the residence thereon; however, there is a note conveying property ownership to Albert Zieman.[2] In 1930, Albert F. & Mary S. Ziemann were living at 507 Van Riper St., and employed as a Punch Press. for Lamp Plant.[3] In 1940, Albert & Mary Zieman were living at 29144 Van Riper St., and Albert was employed as a press operator for the auto factory.[4] In 1950, Albert and Mary Ziemann resided at 29144 Van Riper; and Albert worked as a press operator at an auto parts manufacturer.[5] In 1955, Albert Ziemann and family were living at 29144 Van Riper.[6] In 1959, Albert Zieman and family were living at 29144 Van Riper Street.[7]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Harold Mittlestat [and conveyance to Albert Zieman]; original records 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 2B, dwelling 39, family 39, for Albert F. & Mary S. Ziemann; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 442 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village,enumeration district (ED) 82-1, sheet 5A, dwelling 79, for Albert & Mary Zieman; 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] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 329, for Albert & Mary Ziemann; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street 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.

Criterion A — Community Planning and Development/Industry

This c. 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This modest bungalow, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of affordable, efficient housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families. These standardized designs helped communities like Flat Rock accommodate rapid population growth during periods of industrial expansion.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of vernacular bungalow construction, likely of catalog home origin, demonstrating the modest housing types that served working-class families during the 1920s. The house exhibits characteristic features including compact one-story form, front-facing gable, and full-width front porch. The full-width porch with wood posts, railings, and lattice skirting represents an important surviving feature characteristic of bungalow design.

The original tile or concrete block garage represents a significant outbuilding demonstrating period construction methods. Masonry garages from the 1920s are increasingly rare survivors that enhance understanding of early automobile accommodation in residential design.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, full-width front porch, and original masonry garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential bungalow form including front-facing gable, full-width front porch with posts and railings, and compact massing. The setting preserves suburban character with lawn and original garage. The property conveys the feeling of a 1920s modest bungalow and maintains association with early Ford Village Industries development.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1924 vernacular bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include c. 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, vernacular bungalow form with front-facing gable clearly readable, full-width front porch with wood posts and railings substantially preserved, lattice porch skirting retained, possible catalog home origins representing significant housing type, concrete block foundation as original material, original detached tile/block garage as significant contributing outbuilding, and overall 1920s modest bungalow character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, full-width porch, and particularly the original masonry garage remain clearly evident and communicate the property's c. 1924 construction and significance within Flat Rock's early Ford-era residential development.

References

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_135_04_0014_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29154 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0015_000 Lot 15 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092725		Long: -83.284472		
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	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block/Brick
Window Materials	Aluminum
Window Type	Double Hung/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	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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29154 Van Riper					
Historic/Original Owner	Harold C. & May Mittlestat					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	Harold Mittlestat					

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliand 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 1926 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed four years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Craftsman features of prominent front porch with substantial masonry supports and informal domestic character that made the style popular during the 1920s.

The front-facing gable roof with gray asphalt shingles creates the classic Craftsman bungalow profile. A shed dormer extends across the front roof slope, providing light and headroom to the upper half-story. The dormer features a sliding window, likely a replacement. The gable form and dormer configuration are characteristic of Craftsman residential design, maximizing usable space within a compact footprint.

The exterior has been re-clad with tan/gray aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1920s residential construction in the region.

The **prominent front porch with brick piers** represents a defining Craftsman feature and constitutes the property's most significant surviving historic element. The porch extends across the facade, supported by substantial brick piers that anchor the composition and provide visual weight characteristic of Craftsman design philosophy. The brick piers rise from a painted masonry base with concrete steps providing access. Metal railings span between the piers. The porch configuration demonstrates the Craftsman emphasis on outdoor living space and the use of natural materials. The brick piers represent important surviving original fabric.

The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and the original fenestration pattern.

The property occupies a lot with manicured lawn, hedge plantings at the foundation, and a prominent mature evergreen tree. Decorative elements including a metal star and American flag demonstrate property pride. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Craftsman form with front-facing gable, shed dormer, prominent front porch with brick piers as surviving original masonry, concrete block foundation, original detached garage, and overall 1920s Craftsman massing and proportions.

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, Harold Mittlestat wife owned lot 15 in the Van Riper Subdivision; and the residence thereon, 503 Van Riper St.[1] In 1930, Harold & May E. Mittlestat were living at 503 Van Riper St., and Harold was employed as a Retail Merchant for a Grocery Store.[2] In 1939, Linford Francis and Florence Boyd and family were living at 29154 VanRiper.[3] In 1940, Linford F. & Florence Boyd and family were living at 29154 Van Riper St., and Linford was employed as a locomotive engineer for the railroad.[4] In 1950, Clayton & Madilene Boyd and daughters resided at 29154 Van Riper; and Clayton worked as the yard clerk for the railroad.[5] In 1959, Linford F. Boyd and family were living at 29154 Van Riper Street.[6] Linford F. Boyd died on 13 July 1970; his wife Florence died on 20 Dec 1992; both are buried at Michigan Memorial Park in Flat Rock, Michigan.[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.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed four years after Ford's investment, demonstrates the quality housing stock developed to serve the growing community during this formative period.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style popular throughout the 1910s and 1920s that emphasized informal domestic character, quality craftsmanship, and integration with the landscape. The house exhibits characteristic Craftsman features including front-facing

[1] Brownstown Townsip, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Harold Mittlestat & wife; original records 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 2B, dwelling 37, family 37, for Harold C. & May E. Mittlestat ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 442 of 1148; United States. National Archives and Records Administration.

[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 78, for Linford & Florence Boyd 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] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 331, for Clayton & Madilene Boyd and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVGQ-HM3Q : Wed Apr 02 09:53:06 UTC 2025), Entry for Linford F & Florence Boyd.

gable, shed dormer, and prominent front porch with substantial brick piers. The porch with masonry supports demonstrates the Craftsman philosophy of using natural materials to create visual weight and connection to the site.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Craftsman form, shed dormer, prominent porch with original brick piers, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman form including front-facing gable, shed dormer, and prominent porch with brick piers. The setting preserves suburban character with lawn, landscaping, and mature trees. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been partially compromised by aluminum siding application and window replacement. However, the retention of the prominent porch with original brick piers, shed dormer, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include 1926 construction during the significant early Ford period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman form with front-facing gable clearly readable, shed dormer intact, prominent front porch with original brick piers as surviving historic masonry, concrete block foundation as original material, original detached garage as contributing outbuilding, and overall 1920s Craftsman character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Craftsman form, porch with brick piers, shed dormer, original garage, and overall historic character remain clearly evident and communicate the property's 1926 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0015_000; citing records held by the City of Flat Rock.

7Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29164 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0016_000 Lot 16 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092587		Long: -83.284407		
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	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Simple Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Slab	
Window Materials	Double Hung	
Window Type	Vinyl Replacements	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	1942-1975 (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	29164 Van Riper
Historic/Original Owner	Cecil & Helen Fogg / Bernard Drouillard
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	George Van Riper

Survey Date	23 Oct 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 represents Flat Rock's residential development during the early wartime period, constructed in the first year after American entry into World War II. The 1942 construction date is significant—residential building declined sharply after Pearl Harbor as materials were redirected to the war effort, making houses completed in 1942 among the last constructed before wartime restrictions essentially halted new residential development. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth.

The side gable roof with gray asphalt shingles creates the classic Minimal Traditional profile. A prominent front-facing gable projects from the main roof, creating a cross-gable configuration that adds visual interest. This gable treatment distinguishes the Minimal Traditional from the Cape Cod Revival, which typically features symmetrical dormers piercing the roof slope rather than a full front-facing gable projection. The roof features modest eave overhang.

The exterior has been re-clad with sage green vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. Cream/white trim at corners, windows, and eaves provides visual definition. The concrete block foundation is painted dark green, providing a distinctive color accent.

The facade displays asymmetrical composition with the front-facing gable positioned off-center. A covered entry porch with simple posts and metal railings provides a welcoming approach. The porch configuration is characteristic of Minimal Traditional design, providing modest shelter without the full-width porch of earlier styles.

The windows appear to be aluminum double-hung replacement units, affecting integrity of materials and workmanship. The replacement windows maintain appropriate scale and the original fenestration pattern. The windows feature cream/white trim consistent with the overall color scheme.

The property occupies a generous lot with manicured lawn, mature shade tree, and lush hosta plantings at the foundation. The established landscaping creates a cottage garden character. The detached garage at the rear is noted as a later addition rather than original construction.

Character-defining features include the 1942 construction date representing the final phase of prewar/early wartime residential building, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, front-facing gable projection, covered entry porch, concrete block foundation, and overall early 1940s Minimal Traditional massing and proportions.

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 1942, George Van Riper owned lot 16 in the Van Riper Subdivision; and the residence thereon, 29164 Van Riper St.[1] In 1950, Cecil and Helen Fogg and children resided at 29164 Van Riper; and both Cecil & Helen managed & operated Fogg's Market, a grocery retailer.[2] In 1953, Bernard Drouillard resided at 29164 Van Riper St.[3] In 1961, Robert Mickleson and family were living at 29164 Van Riper Street.[4] In 1957, Lelan Simmons resided at 29164 Van Riper St.[5] In 1959, Tom Salinas resided at 29164 Van Riper St.; in 1963, Darwin Nystrom; in 1970 Robert Mickelson.[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 Criterion A — Community Planning and Development/Industry

This 1942 residence represents a significant phase in Flat Rock's residential development—the final months of civilian housing construction before wartime restrictions essentially halted new building. After the United States entered World War II in December 1941, residential construction declined sharply as materials including lumber, steel, and copper were redirected to military production. Houses completed in 1942 represent the last cohort of prewar-type residential construction before the building hiatus that lasted until 1945-1946.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier revival styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof with front-facing gable, simple entry porch, and modest domestic scale.

The front-facing gable distinguishes this example from Cape Cod Revival houses, which typically feature symmetrical dormers on the front roof slope. While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, roof configuration, and entry porch.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, front-facing gable, and compact massing. The setting

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for George Van Riper; original records 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 31, dwelling 332, for Cecil & Helen Fogg and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 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." (various years) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 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.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

preserves suburban character with generous lot, mature trees, and cottage garden landscaping. The property conveys the feeling of an early 1940s residence and maintains association with the final phase of prewar residential development. Integrity of materials and workmanship has been compromised by vinyl siding application and window replacement. However, the retention of the Minimal Traditional form, front gable, entry porch, and overall massing partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1942 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with wartime-era residential development.

Supporting factors include 1942 construction during the significant final phase of prewar building before wartime restrictions, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof and front-facing gable clearly readable, covered entry porch preserved, concrete block foundation as original material, original fenestration pattern maintained, and overall early 1940s Minimal Traditional character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, front gable, entry porch, and overall historic character remain clearly evident and communicate the property's 1942 construction and architectural significance within Flat Rock's residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0016_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29306 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0017_000 Lot 17 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092450		Long: -83.284379		
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	American Foursquare
Building Form	2 Story Rectilinear
Roof Form	Hip Configuration
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block/Permastone
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	No 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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29306 Van Riper						
Historic/Original Owner	David Schafer / Arthur & Daisy Felix						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	David Schafer						

Survey Date	23 Oct 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. 1923 American Foursquare residence represents Flat Rock's earliest residential development during the initial Ford Village Industries period, constructed just one year after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The American Foursquare form—characterized by boxy two-story massing with hip roof—represents one of the most popular and practical house types of the early twentieth century, and this property represents one of the earliest surviving examples in the district.

The hip roof with asphalt shingles creates the characteristic Foursquare profile, a practical design that maximized interior space while providing efficient construction. The roof pitch and proportions are typical of the style, creating a balanced, substantial appearance.

The exterior has been re-clad with cream/yellow vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation represents original construction material.

The **full-width front porch** represents a defining character feature of the American Foursquare and remains substantially intact in form. The porch extends across the entire facade with a hip roof supported by posts. The porch foundation, lower walls, and piers have been covered with **permastone veneer**, a manufactured stone product popular as a modernization treatment during the mid-twentieth century. While the permastone represents an alteration, the porch form itself—the full-width configuration, hip roof, and elevated platform accessed by central stairs—remains intact. White wood railings span between the posts, and concrete steps with side walls provide access.

The windows have been replaced with aluminum sliding units, an alteration affecting integrity of materials and workmanship. The sliding window type represents a departure from the original double-hung configurations typical of Foursquare design. The windows maintain the general scale and positions of original openings.

The property occupies a lot with lawn and mature shade trees. Block landscape edging defines planting beds at the foundation. No garage is present on the property.

Character-defining features include the c. 1923 construction date within the earliest Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, two-story American Foursquare form, hip roof, full-width front porch (with permastone piers), elevated porch platform with central stairs, and overall early 1920s Foursquare massing and proportions.

This 2 story, single-family residence is situated on Lot 17 in the Van Riper Sub. and in 1941, the address was 29306 Van Riper 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, David Schaefer owned lot 17 in the Van Riper Subdivision and the residence thereon; however, 456 Van Riper.[2]

In 1930, Arthur and Daisy Felix were living at 456 or 466 Van Riper St., and Arthur was employed as an assembler for the lamp plant.[3] In 1931, Arthur Felix owned lot 17 in the Van Riper Subdivision and the residence thereon; 456 Van Riper.[4] In 1939, Arthur and Daisy Felix and family were living at 29306 Van Riper.[5] In 1940, Arthur & Daisy Felix and family were living at 29306 Van Riper St., and Arthur was employed as a painter for the auto factory.[6] In 1950, Arthur and Daisy Felix and son resided at 29306 Van Riper; and Arthur worked as a musician.[7] In 1955, Arthur Felix and family were living at 29306 Van Riper.[8] In 1957, Robert Felix resided at 29306 Van Riper St.[9]

Harmon Bone and family were living at 29306 Van Riper St. from 1959 through 1967.[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.

Criterion A — Community Planning and Development/Industry

This c. 1923 residence represents Flat Rock's earliest residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This American Foursquare, constructed just one year after Ford's investment, represents the immediate housing response to industrial development and is among the earliest surviving residences in the district.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. George and Mamie Van Riper's own residence, also an American Foursquare, survives at 25617 Gibraltar Road. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a local example of American Foursquare residential architecture, a style that achieved widespread popularity during the first two decades of the twentieth century. The American

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for David Schafer; original records 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 2B, dwelling 38, family 38,Arthur & Daisy Felix; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 442 of 1148; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 116, entry for Arthur Felix; original records held by Brownstown Township Historical Society.

[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 5A, dwelling 77, for Arthur & Daisy Felix 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.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 31, dwelling 333, for Arthur & Daisy Felix and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] 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.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Foursquare's efficient design—boxy two-story massing maximizing interior space within a compact footprint, topped by a practical hip roof—made it accessible to middle-class families. The full-width front porch provided generous outdoor living space characteristic of the era.

While alterations including vinyl siding, window replacement, and permastone application have affected integrity of materials and workmanship, the property retains its essential Foursquare form, hip roof, and full-width porch configuration.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Foursquare form including two-story massing, hip roof, and full-width front porch. The setting preserves suburban character with lawn and mature shade trees. The property conveys the feeling of an early 1920s residence and maintains association with the earliest Ford Village Industries development.

Integrity of materials and workmanship has been compromised by multiple alterations including vinyl siding application, aluminum sliding window replacement, and permastone veneer on porch piers. These modifications are more extensive than typical siding-only alterations. However, the retention of the fundamental Foursquare form, hip roof, and full-width porch configuration allows the property to continue communicating its c. 1923 construction and historic character.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1923 American Foursquare residence retains sufficient integrity to convey its historic character and association with the earliest Ford Village Industries development.

Supporting factors include c. 1923 construction during the significant earliest Ford period just one year after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, American Foursquare form with two-story massing clearly readable, hip roof intact, full-width front porch configuration preserved (despite permastone piers), elevated porch platform with central stairs, concrete block foundation as original material, and overall early 1920s Foursquare character evident.

The vinyl siding, aluminum sliding window replacement, and permastone veneer represent alterations affecting integrity of materials and workmanship. These modifications are at the threshold of alterations compatible with contributing status. However, the fundamental Foursquare form, hip roof, and porch configuration remain intact and clearly communicate the property's c. 1923 construction and significance as one of the earliest residences constructed during the Ford Village Industries 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_135_04_0017_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29314 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0018_000 Lot 18 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092311		Long: -83.284419		
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	Vernacular Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Hip w/front projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block/Brick	
Window Materials	Vinyl Replacements	
Window Type	Slding/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	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	29314 Van Riper					
Historic/Original Owner	Alva & Alma Hildabrandt					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	23 Oct 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 vernacular bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s.

The hip roof with brown asphalt shingles creates a compact, practical profile. A front-facing gable projection breaks the hip roof plane, adding visual interest and providing additional interior space. This hip-with-front-gable configuration is characteristic of modest 1920s bungalow design, combining practical efficiency with subtle architectural detail.

The exterior has been re-clad with cream/tan vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The foundation displays red brick veneer facing over the original concrete block, creating a warm color accent that contrasts with the cream siding.

The **covered front porch** represents a defining architectural feature characteristic of bungalow design. The porch wraps around the corner of the facade, covered by a hip roof extension supported by simple posts. White vinyl railings span between the posts, likely replacing original wood railings. The porch provides generous outdoor living space and demonstrates the emphasis on indoor-outdoor connection characteristic of bungalow design philosophy. Brick steps provide access to the porch.

The windows have been replaced with vinyl units including both sliding and double-hung configurations, affecting integrity of materials and workmanship. A large picture window is visible on the side elevation. The replacement windows maintain the general scale of original openings.

The property occupies a lot with lawn, ornamental grasses, and mature shade trees. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the c. 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story vernacular bungalow form, hip roof with front-facing gable projection, covered wrap-around front porch, brick foundation facing, possible catalog home origins, original detached garage, and overall 1920s modest bungalow character.

This one story, single-family residence is situated on Lot 18 in the Van Riper Sub. and in 1941, the address was 29314 Van Riper 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 designations, and is recommended for other identification efforts.

In 1925, Alvin Hildebrandt and wife owned lot 18 in the Van Riper Subdivision and the residence thereon; however, 451 Van Riper.[2] In 1930, Alvin F. and Alma Hildebrand were living at 451 Van Riper St., and Alvin was employed as a Driver for the Tile Yard.[3] In 1940, Alvin and Alma Hildebrand and family were living at 29314 Van Riper St., and Alvin was employed as a painter for the auto factory.[4]

In 1950, Russell and Jeanne Moore and children resided at 29314 Van Riper; and Russell worked as a trooper for the state police.[5]

In 1955, Robert R. Barker and family were living at 29314 Van Riper.[6] Robert Barker and family were living at 29314 Van Riper Street from 1959 through 1962; Kenneth Weddle Jr. resided until 1968; and Carl Quednau resided there through 1971 .[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 Criterion A — Community Planning and Development/Industry

This c. 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This modest bungalow, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of affordable, efficient housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of vernacular bungalow construction, likely of catalog home origin, demonstrating the modest housing types that served working-class families during the 1920s. The house exhibits characteristic features including compact one-story form, hip roof with front-facing gable projection, and wrap-around front porch. The hip-with-front-gable roof configuration provides both practical efficiency and modest architectural interest.

The original detached garage represents a significant outbuilding demonstrating early automobile accommodation in residential design.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Alvin Hildebrandt; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 51, family 53, for Alvin F. & Alma Hildebrand; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XT?cat=1036363&i=442&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 443 of 1148; United States. National Archives and Records Administration.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4B, dwelling 76, Alvin & Alma Hildebrand and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 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 31, dwelling 334, for Russell & Jeanne Moore and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-5?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 32 of 58; United States. National Archives and Records Administration.

[6] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

While vinyl siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, covered porch, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential bungalow form including hip roof with front gable, wrap-around porch, and compact massing. The setting preserves suburban character with lawn, ornamental landscaping, and mature trees. The property conveys the feeling of a 1920s modest bungalow and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application and window replacement. However, the retention of the bungalow form, covered porch, brick foundation facing, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1924 vernacular bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include c. 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, vernacular bungalow form with hip roof and front gable clearly readable, covered wrap-around front porch substantially preserved, brick foundation facing providing period character, possible catalog home origins representing significant housing type, original detached garage as contributing outbuilding, and overall 1920s modest bungalow character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, covered porch, and particularly the original garage remain clearly evident and communicate the property's c. 1924 construction and significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0018_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29324 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0019_000 Lot 19 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092175		Long: -83.284507		
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	Vernacular Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Complex Hip Configuration	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
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	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 ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	29324 Van Riper
Historic/Original Owner	William Hildebrandt
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliand 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 1926 vernacular bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed four years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s.

The hip roof with brown asphalt shingles creates a compact, practical profile characteristic of modest 1920s bungalow design. A **front hip-roofed dormer** projects from the front roof slope, providing light and headroom to the upper half-story. The dormer features paired windows and its own hip roof, creating visual interest while maintaining the overall horizontal emphasis of the main roof. This hip-roof-with-dormer configuration is typical of catalog bungalows from companies such as Sears, Aladdin, and Gordon-Van Tine.

The exterior has been re-clad with tan/gray vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible, with the house elevated above grade providing a raised first-floor level.

The entry has been modified with a contemporary **wood deck with railings** replacing what was likely an original covered porch or simple stoop. The deck features wood stairs and lattice skirting beneath. While this modification affects the property's historic appearance at the entry, it does not alter the fundamental building form. A patriotic bunting decorates the deck railings.

The windows have been replaced with vinyl units including both sliding and double-hung configurations, affecting integrity of materials and workmanship. A projecting bay window on the front facade provides additional light to the main living area, a characteristic bungalow feature.

The property occupies a lot with manicured lawn and mature shade trees. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1926 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story vernacular bungalow form, hip roof with front hip-roofed dormer, projecting bay window, elevated position on concrete block foundation, possible catalog home origins, original detached garage, and overall 1920s modest bungalow character.

This one story, single-family residence with original garage is situated on Lot 18 in the Van Riper Sub. and in 1941, the address was 29324 Van Riper 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.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, William Hildebrandt owned lot 19 in the Van Riper Subdivision and the residence thereon.[2] In 1939, Wayne & Wineva Jackson and family were living at 29324 Van Riper.[3] In 1940, Russell & Jeanne Moore and daughter were living at 29324 Van Riper St., and employed as a state trooper for state police.[4] In 1950, Jack and Florence Vreeland and family resided at 29324 Van Riper; and Jack worked as a treater for the oil refinery.[5] In D.L. Hildebrand and family were living at 29324 Van Riper Street through 1964.[6] Oliver Collins resided at 29324 Van Riper through 1971.[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.

Criterion A — Community Planning and Development/Industry

This 1926 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This modest bungalow, constructed four years after Ford's investment, demonstrates the housing response to industrial development. The property represents the type of affordable, efficient housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of vernacular bungalow construction, likely of catalog home origin, demonstrating the modest housing types that served working-class families during the 1920s. The house exhibits characteristic features including compact 1.5-story form, hip roof with front dormer, and projecting bay window. The hip-roof-with-dormer configuration represents a popular catalog bungalow form that provided additional living space while maintaining an economical footprint.

The original detached garage represents a significant outbuilding demonstrating early automobile accommodation in residential design.

While vinyl siding, window replacement, and deck modification have affected integrity of materials, the property retains its essential bungalow form, hip roof with dormer, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for William Hildebrandt [of New Boston]; original records held by Brownstown Township Historical Society. *Note: This property was used as a rental.*

[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 4B, dwelling 75, Russell & Jeanne Moore and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 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 32, dwelling 335, for Jack & Florence Vreeland and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-64) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

bungalow form including hip roof with front dormer, bay window, and compact massing. The setting preserves suburban character with lawn and mature trees. The property conveys the feeling of a 1920s modest bungalow and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by vinyl siding application, window replacement, and deck modification at the entry. However, the retention of the bungalow form, hip roof with dormer, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1926 vernacular bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include 1926 construction during the significant early Ford period four years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, vernacular bungalow form with hip roof clearly readable, front hip-roofed dormer intact, projecting bay window preserved, elevated position on concrete block foundation, possible catalog home origins representing significant housing type, original detached garage as contributing outbuilding, and overall 1920s modest bungalow character evident.

The vinyl siding, window replacement, and deck modification represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, hip roof with dormer, and particularly the original garage remain clearly evident and communicate the property's 1926 construction and significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0019_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29334 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0020_000 Lot 20 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092038		Long: -83.284491		
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	1939
Architectural Style	Minimal Traditional
Building Form	1 Story Rectilinear
Roof Form	Simple Front Facing Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Picture/Casement
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	29334 Van Riper
Historic/Original Owner	Vernon & Blanche Pickens
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	23 Oct 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 1939 Minimal Traditional residence represents Flat Rock's residential development during the mature Ford Village Industries period, constructed in the final years before American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Minimal Traditional features—compact one-story form with modest domestic scale—that made the style one of the most popular residential designs of the late 1930s.

The hip roof with gray asphalt shingles creates a compact, practical profile characteristic of Minimal Traditional design. A front-facing gable projection breaks the hip roof plane, adding visual interest and providing additional interior space. This hip-with-front-gable configuration provides subtle architectural interest while maintaining the style's characteristic modesty.

The exterior has been re-clad with cream/white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible, with the house elevated above grade providing a raised first-floor level.

The entry features a small covered porch with simple posts and wood steps, providing modest shelter characteristic of Minimal Traditional design. The elevated position on the concrete block foundation requires several steps to access the entry level.

The windows have been replaced with vinyl units including both sliding and double-hung configurations, affecting integrity of materials and workmanship. The replacement windows maintain the general scale and positions of original openings.

The property occupies a lot with manicured lawn, ornamental flowering tree (dogwood), and mature shade trees. The **original detached garage** is located at the side of the property, representing an important contributing outbuilding that enhances the property's historic integrity. The garage appears to be clad in matching aluminum siding.

Character-defining features include the 1939 construction date within the mature Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, one-story Minimal Traditional form, hip roof with front-facing gable projection, elevated position on concrete block foundation, covered entry porch, original detached garage, and overall late 1930s Minimal Traditional character.

This one story, single-family residence with original garage is situated on Lot 20 in the Van Riper Sub. and in 1941, the address was 29334 Van Riper 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 1939, Vernon & Blanche Pickens owned lot 20 in the Van Riper Subdivision and the house on the lot was under construction per the tax notes.[2] In 1939, Vernon and Blanche Pickens and family were living at 29334 VanRiper.[3] In 1940, Vernon and Blanche Pickens and daughters were living at 29334 Van Riper St., and Vernon was employed as a laborer for the railroad.[4] In 1950, Vernon Pickens and Jeanette, his daughter, resided at 29334 Van Riper; and Vernon worked as a conductor for the railroad.[5] Blanche Pickens died on 9 January 1950.[6] Vernon Pickens married Velma Layman on 27 January 1951, in Wayne County, Indiana.[7] In 1955, Vernon Pickens and family were living at 29334 Van Riper.[8] In 1959, Vernon Pickens and family were living at 29334 Van Riper Street.[9] Vernon Pickens died 12 November 1965, both he and Blanche are interred at the Huron Valley Cemetery.[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.

Criterion A — Community Planning and Development/Industry

This 1939 residence represents Flat Rock's continued residential development during the mature Ford Village Industries period. By the late 1930s, more than fifteen years after Henry Ford established the Flat Rock lamp factory, the community had developed established residential neighborhoods serving industrial workers. The 1939 construction date places this property within the final prewar building period, demonstrating sustained housing demand in Flat Rock despite lingering Depression effects.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture, a style that dominated American modest housing during the late 1930s and early 1940s. The Minimal Traditional emerged as a simplified adaptation of earlier styles, combining traditional domestic imagery with economical construction. The house exhibits characteristic features including compact one-story form, hip roof with front-facing gable projection, and covered entry porch.

The original detached garage represents a significant outbuilding demonstrating period automobile accommodation in residential design.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, hip roof with front gable, and original garage.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 186, entry for Vernon & Blanche Pickens; 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 4B, dwelling 74, Vernon & Blanche Pickens and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 12 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 32, dwelling 336, for Vernon & Jeanette Pickens ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[6] "Michigan, Deaths and Burials, 1800-1995," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:FHZD-5HF : 29 November 2023), Blanche A. Pickens, 9 January 1950.

[7] "Indiana, Marriages, 1811-2019", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QV9M-PWCP : Thu Jan 09 16:28:31 UTC 2025), Entry for Vernon Pickens and Velma Layman, 27 Jan 1951.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years) for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-LT1J : Fri Apr 04 04:16:09 UTC 2025), Entry for Vernon Jay Pickens, died 12 November 1965.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including hip roof with front gable and compact massing. The setting preserves suburban character with lawn and mature trees. The property conveys the feeling of a late 1930s Minimal Traditional residence and maintains association with prewar Ford Village Industries development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the Minimal Traditional form, hip roof with gable, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1939 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with prewar Ford Village Industries development.

Supporting factors include 1939 construction during the mature Ford Village Industries period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with hip roof and front gable clearly readable, covered entry porch preserved, elevated position on concrete block foundation, original detached garage as contributing outbuilding, and overall late 1930s Minimal Traditional character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, hip roof with front gable, and particularly the original garage remain clearly evident and communicate the property's 1939 construction and significance within Flat Rock's prewar residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0020_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29344 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0021_000 Lot 21 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091901		Long: -83.284418		
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
Building Form	1.5-Story rectilinear building
Roof Form	Side-gabled w/ shed dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding (Main)/ Vertical wood siding (Porch)
Foundation Materials	Concrete block
Window Materials	Wood/Aluminum
Window Type	Louvered/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)						
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	29344 Van Riper						
Historic/Original Owner	Arthur Walker / George & Grace McTaggert						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						

Survey Date	23 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1924 Craftsman bungalow represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with catalog home construction—a standardized, efficient design that made quality housing accessible to working-class families during the 1920s. Companies such as Sears, Aladdin, and Gordon-Van Tine offered similar bungalow designs through mail-order catalogs.

The side gable roof with gray asphalt shingles creates the classic Craftsman bungalow profile. A prominent front-facing gable dormer projects from the front roof slope, providing light and headroom to the upper half-story. The dormer features paired windows and its own gable roof, creating visual interest characteristic of Craftsman residential design.

The exterior has been re-clad with white aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation features **decorative brick piers** at the corners of the enclosed porch, representing an important surviving original material that provides period character.

The **enclosed front porch** represents a defining architectural feature characteristic of Craftsman bungalow design. The porch extends across a substantial portion of the facade, featuring multiple window bays that create a sun porch effect. The multi-light windows provide generous natural light while creating sheltered outdoor living space. The porch is accessed by brick steps at the side, and brick piers anchor the corners. This enclosed porch configuration demonstrates the Craftsman emphasis on indoor-outdoor connection while providing year-round usable space in Michigan's climate.

The windows have been replaced with aluminum units including both louvered and double-hung configurations, affecting integrity of materials and workmanship. The replacement windows maintain the general scale and positions of original openings. The louvered windows in the porch area provide ventilation while maintaining the enclosed character.

The property occupies a lot with manicured lawn and mature shade tree. The **original detached garage** remains at the rear of the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the c. 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Craftsman bungalow form with side gable roof, front gable dormer, enclosed front porch with multiple window bays, decorative brick piers at porch, possible catalog home origins, original detached garage, and overall 1920s Craftsman bungalow character.

This single-family residence with original garage is situated on Lot 21 in the Van Riper Sub. and in 1941, the address was 29344 Van Riper 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, Arthur Walker owned lot 21, in the Van Riper Subdivision and the house thereon.[2] In 1927, Willliam Neifert owned lot 21, in the Van Riper Subdivision and the house thereon.[3] In 1931, Thomas Crooks owned lot 21, in the Van Riper Subdivision and the house thereon.[4]

In 1939, George McTaggert owned lot 21, in the Van Riper Subdivision and the house thereon.[5] In 1930, George B. and Grace L. McTaggart were living at 428 Van Riper St., and George was employed as a Dealer for Automobile Sales.[6]In 1939, George and Grace McTaggart and family were living at 29344 VanRiper.[7]In 1940, George and Grace McTaggert were living at 29344 Van Riper St., and employed as a patrolman for the village.[8]

In 1950, Roy and Marie Taylor and son resided at 29344 Van Riper; and Roy worked as a poultry technician for the feed and grain elevator.[9] Roy F. Taylor and family were living at 29344 Van Riper Street from 1959 through 1971.[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.

Criterion A — Community Planning and Development/Industry

This c. 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman bungalow, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development. The property represents the type of quality, affordable housing constructed to serve workers associated with the expanding industrial economy.

The property's possible identification as a catalog home connects it to a significant aspect of early twentieth-century residential development. Catalog homes—prefabricated or kit houses sold through mail-order catalogs—represented an efficient and economical housing solution that made quality construction accessible to working-class families.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of Craftsman bungalow construction, likely of catalog home

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Arthur Walker; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for William Neifert; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged alphabetically and by subdivision; pg. 116, entry for Thomas Crooks; original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 186, entry for George McTaggert; original records held by Brownstown Township Historical Society.

[6] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 27, family 27, for George B. & Grace L. McTagart ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 of 1148; United States. National Archives and Records Administration.

[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 4B, dwelling 73, for George & Grace McTaggert; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 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 32, dwelling 337, for Roy & Marie Taylor and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[10] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

origin, demonstrating the housing types that served working-class and middle-class families during the 1920s. The house exhibits characteristic Craftsman features including 1.5-story form with side gable roof, front gable dormer, and enclosed front porch with multiple window bays. The enclosed sun porch represents a practical adaptation for northern climates while maintaining the Craftsman emphasis on indoor-outdoor connection.

The original detached garage represents a significant outbuilding demonstrating early automobile accommodation in residential design.

While aluminum siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, front dormer, enclosed porch with brick piers, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman bungalow form including side gable roof, front dormer, and enclosed porch. The setting preserves suburban character with lawn and mature shade tree. The property conveys the feeling of a 1920s bungalow and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the bungalow form, front dormer, enclosed porch with brick piers, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The c. 1924 Craftsman bungalow retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include c. 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman bungalow form with side gable roof clearly readable, front gable dormer intact, enclosed front porch with multiple window bays substantially preserved, decorative brick piers as surviving original masonry, possible catalog home origins representing significant housing type, original detached garage as contributing outbuilding, and overall 1920s Craftsman bungalow character evident.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The bungalow form, front dormer, enclosed porch, and particularly the original garage remain clearly evident and communicate the property's c. 1924 construction and significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0021_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29374 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0022_000 Lot 22 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091739		Long: -83.284275		
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 Traditionalist	
Building Form	1.5-Story rectilinear	
Roof Form	Side Gabled w/dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Double Hung Sash/ Casement in Porch	
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	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	29374 Van Riper					
Historic/Original Owner	Harold B. & Zilda Kohnhorst					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	8 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 1941 Minimal Traditional residence represents Flat Rock's residential development during the final prewar period, constructed in the year of American entry into World War II. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristic Minimal Traditional features—compact 1.5-story form with side gable roof—combined with Cape Cod-influenced paired dormers that provide upper-floor living space.

The side gable roof with tan asphalt shingles creates the classic Minimal Traditional profile. **Paired front gable dormers** project from the front roof slope, providing light and headroom to the upper half-story. The paired dormer configuration is characteristic of Cape Cod Revival influence within the Minimal Traditional typology, distinguishing this example from single-dormer or front-gable variations.

The exterior has been re-clad with tan/olive vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of period construction.

The **enclosed front porch** represents a distinctive feature, extending from the facade with casement-style windows providing light and ventilation. The porch foundation and lower walls have been covered with **permastone veneer**, a manufactured stone product popular as a modernization treatment during the mid-twentieth century. While the permastone represents an alteration, it has itself become a historic treatment reflecting mid-century residential improvement practices. The enclosed porch configuration provides year-round living space characteristic of Michigan residential design.

An **aluminum awning** covers the side entrance, a utilitarian mid-century addition providing weather protection. Such awnings were common improvements during the 1950s and 1960s.

The windows have been replaced with vinyl double-hung units, affecting integrity of materials and workmanship. The casement windows in the enclosed porch may be replacement units maintaining the original porch character.

The property occupies a lot with lawn, ornamental shrubs including a Japanese maple specimen, and mature evergreen trees. The detached garage is located at the rear of the property.

Character-defining features include the 1941 construction date within the final prewar period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Minimal Traditional form with side gable roof, paired front gable dormers with Cape Cod influence, enclosed front porch with casement windows, permastone veneer as mid-century modification, concrete block foundation, detached garage, and overall early 1940s Minimal Traditional massing and proportions.

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 1942, Harold Kohnhorst owned lot 22 in the Van Riper Subdivision; and the new residence thereon, 29374 Van Riper St.[1] In 1950, Harold and Zilda Kohnhorst resided at 29374 Van Riper; and Harold worked in the Food Service industry at a Restaurant.[2] In 1959, Harold Kohnhorst and family were living at 29374 Van Riper Street. though 1965.[3] Harold B. Kohnhorst died on 17 September 1967.[4] Arthur LaVoy resided at 29374 Van Riper St from 1966 through 1968; and Fred Cook from 1969 through 1971.[5]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for Harold Kohnhorst; original records 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 80, dwelling 338, for Harold Kohnhorst ; 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.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1965) for Van Riper Street; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6NND-KNCG : accessed 3 Feb 2026), Entry for Harold Bernard Kohnhorst; **<u>ALSO</u>**; "Harold B. Kohnhorst," obituary, Detroit Free Press (Michigan), 18 Sep 1967, pg. 34, col. 2; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/98758974/ : accessed 3 Feb 2026).

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-1971); 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.

Criterion A — Community Planning and Development/Industry

This 1941 residence represents Flat Rock's continued residential development during the final prewar period. The 1941 construction date places this property in the last full year of civilian residential building before wartime restrictions curtailed new construction. After Pearl Harbor in December 1941, materials were redirected to military production, making houses completed in 1941 among the last of the prewar building cycle.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Minimal Traditional residential architecture with Cape Cod-influenced dormers, demonstrating the stylistic range within this popular late Depression and prewar house type. The house exhibits characteristic Minimal Traditional features including compact 1.5-story form, side gable roof, and modest domestic scale. The paired front dormers reflect Cape Cod Revival influence that was often incorporated into Minimal Traditional designs.

The permastone veneer on the enclosed porch, while an alteration, represents a significant mid-century modification practice. Permastone and similar manufactured stone products were widely marketed as home improvement materials during the 1950s and have themselves become historic treatments reflecting post-war residential modernization.

While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Minimal Traditional form, paired dormers, enclosed porch, and detached garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Minimal Traditional form including side gable roof, paired dormers, and enclosed porch. The setting preserves suburban character with lawn and mature landscaping. The property conveys the feeling of a 1940s residence with mid-century modifications and maintains association with prewar residential development.

Integrity of materials and workmanship has been compromised by multiple alterations including vinyl siding application, window replacement, permastone veneer, and aluminum awning. These modifications represent a layering of changes over time but do not prevent the property from communicating its 1941 construction and historic character.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1941 Minimal Traditional residence retains sufficient integrity to convey its historic character and association with final prewar residential development.

Supporting factors include 1941 construction during the final prewar building period, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Minimal Traditional form with side gable roof clearly readable, paired front gable dormers with Cape Cod influence intact, enclosed front porch preserved (with permastone and casement windows), concrete block foundation as original material, detached garage retained, and overall 1940s Minimal Traditional character evident despite modifications.

The vinyl siding, window replacement, permastone veneer, and aluminum awning represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Minimal Traditional form, paired dormers, enclosed porch, and overall historic character remain clearly evident and communicate the property's 1941 construction and architectural significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0022_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29406 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0023_000 Lot 23 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091628		Long: -83.284345		
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	1935	
Architectural Style	Minimal Traditional	
Building Form	1-Story rectilinear building	
Roof Form	Side gable w/projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum replacement	
Window Type	Sliding	
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	1935-1975 (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	29406 Van Riper						
Historic/Original Owner	Arthur & Grace Mallow						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	Andrew Bodary (per 1931 tax record)						

Survey Date	8 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 residence is a single-story dwelling situated on Van Riper Street in Flat Rock. The building represents Depression-era residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that emerged during the 1930s as an economical response to challenging economic conditions. The style's emphasis on simplicity, efficiency, and affordability made it well-suited to the needs of working families during this period. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's growth as a Village Industries community.

The house exhibits the characteristic Minimal Traditional form with a compact, single-story plan and a side-gabled roof with a prominent front gable accent. The roof is covered with asphalt shingles in a gray tone, and the front gable creates a focal point on the facade while adding visual interest to the otherwise simple roofline. A semi-circular louvered vent is centered within the front gable, providing attic ventilation while contributing a modest decorative element. A small chimney is visible rising from the rear portion of the roof.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface but maintains the simple, unadorned appearance characteristic of the Minimal Traditional style. The vinyl siding features horizontal lap profiles and is applied without decorative trim or ornamentation, consistent with the style's emphasis on economy and simplicity.

The front facade displays an asymmetrical arrangement with the entrance positioned to one side, flanked by windows that provide light to the interior living spaces. The entrance is accessed by concrete steps with a simple metal railing, leading directly to the front door without a covered porch—a characteristic of Minimal Traditional design that reduced construction costs while maintaining functionality. The front door features decorative panels and is framed by the front gable projection above. An American flag displayed beside the entrance reflects the current owner's patriotic sentiment.

The windows are aluminum replacement units in a sliding configuration, representing a departure from the original double-hung windows that would have been typical of 1930s construction. While not original materials, the replacement windows are positioned within openings that maintain the general fenestration pattern, with windows flanking the entrance and additional windows on the side elevations serving interior rooms.

The foundation is constructed of concrete block, which has been enhanced with a decorative stone veneer treatment in a dark gray or charcoal color. This veneer application represents a contemporary aesthetic update that does not compromise the building's overall form but does alter the original foundation appearance. The foundation treatment, combined with well-maintained landscaping including ornamental shrubs, a Japanese maple, and foundation plantings, creates an attractive contemporary presentation.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage provides covered automobile storage consistent with the residential use of the property.

The property occupies a well-maintained lot within an established residential streetscape on Van Riper Street. Neighboring properties visible in the photograph include houses of varying ages and styles, demonstrating the progressive residential development that characterized this street from the 1920s through the mid-20th century. Mature evergreen trees frame the rear of the property and contribute to the established residential character.

Character-defining features include the Minimal Traditional form, the single-story massing, the side-gabled roof with front gable accent, the semi-circular gable vent, the asymmetrical facade arrangement, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Van Riper Street.

History of the Resource

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

In 1931, Andrew Bodary owned lot 23 of the Van Riper Subdivision in the Village of Flat Rock; there was not a house on the property at that time.[1] In 1939, Arthur F. Mallow owned lot 23 of the Van Riper Subdivision; and the residence thereon, 29406 Van Riper St.[2] In 1939, Arthur & Grace Mallow and family were living at 29406 VanRiper.[3] In 1940, Arthur & Grace Mallow and family were living at 29406 Van Riper St., and Arthur was employed as a foreman for the railroad.[4] In 1950, Arthur & Grace Mallow and family resided at 29406 Van Riper; and Arthur worked at track Maintenance for the railroad.[5] In 1959, Arthur Mallow and family were living at 29406 Van Riper Street.[6] In 1970, A.F. Mallow resided at 29406 Van Riper St.[7] Arthur F. Mallow died on 10 Sep 1981, and his wife Grace died 25 April 1982.[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. 1935 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents Depression-era residential development during the established phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community even during economically challenging times.

Criterion A - Community Planning and Development: Constructed c. 1935, during the Great Depression but also during the established phase of Ford's Village Industries operations in Flat Rock, this Minimal Traditional house represents the continued residential development that characterized the community's growth despite broader economic challenges. Ford's Village Industries program provided stable employment that enabled workers to purchase homes and establish families even during the Depression years, when construction activity declined sharply in many communities. The presence of new housing construction in Flat Rock during the mid-1930s demonstrates the economic stability that Ford employment provided and the continued attractiveness of the community for working families.

Village Industries Context: The property's c. 1935 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. By this time, Ford's Flat Rock lamp plant had operated for approximately seven years, and the community had established itself as a stable residential area for industrial workers. The continued construction of housing during the Depression years demonstrates the resilience of the Village Industries model and the economic security that Ford employment provided to workers and their families.

Architectural Context: The Minimal Traditional style emerged during the Great Depression as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design and reduced ornamentation. The style represented a practical response to economic constraints, emphasizing efficient floor plans, simple roof forms, and minimal decorative elements. This example

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 116, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 186, for Arthur F. Mallow; 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 4B, dwelling 72, for Arthur & Grace Mallow and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 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 32, dwelling 339, for Arthur & Grace Mallow and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 57, for Van Riper Street 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:VZYT-XVK : Mon Feb 24 19:26:12 UTC 2025), Entry for Arthur F Mallow, 10 Sep 1981; **ALSO**; "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVL7-GLZD : Thu Apr 03 14:32:45 UTC 2025), Entry for Arthur F Mallow.

demonstrates the typical characteristics of the style: compact single-story form, side-gabled roof with modest front gable accent, asymmetrical facade, and absence of elaborate porches or decorative trim. The style remained popular through the early post-war years before being superseded by the Ranch style in the late 1940s and 1950s.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Van Riper Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, front gable accent, single-story massing, and asymmetrical facade arrangement. Integrity of materials and workmanship has been diminished through vinyl siding, aluminum sliding replacement windows, and decorative foundation veneer, though the essential building form remains legible. 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 Depression-era Village Industries period.

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

The c. 1935 construction date places this property within the Depression era, when Ford's Village Industries program provided economic stability that enabled continued residential construction in Flat Rock even as building activity declined elsewhere. The Minimal Traditional style exemplifies the practical, economical approach to housing that characterized the 1930s, with its compact single-story form, simple roofline, and absence of elaborate ornamentation representing a response to the economic constraints of the period while still providing dignified housing for working families.

The property retains its essential Minimal Traditional form, with the side-gabled roof, front gable accent with semi-circular louvered vent, and single-story massing clearly legible despite material alterations. The asymmetrical facade arrangement with the entrance positioned to one side and flanking windows reflects the practical floor plans typical of the style, designed to maximize interior space within a compact footprint. The concrete steps providing direct access to the entrance without an elaborate porch demonstrate the style's emphasis on economy and functionality.

The property exists within an established residential streetscape on Van Riper Street that demonstrates the progressive development of this neighborhood from the 1920s through the mid-20th century. Neighboring houses of varying styles and periods, including the 1925 Colonial Revival at 29426 Van Riper built by George Van Riper, illustrate the sustained residential development that characterized this area throughout the Village Industries era.

While vinyl siding, aluminum sliding replacement windows, and the decorative stone foundation veneer have diminished material integrity, these alterations do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, single-story massing, and Depression-era residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during Ford's Village Industries program.

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_135_04_0023_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29414 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0024_000 Lot 24 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091493		Long: -83.284298		
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	1923	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-Story rectilinear	
Roof Form	Catslide with shed dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard siding	
Foundation Materials	Brick/Concrete Block	
Window Materials	Wood (aluminum storm)	
Window Type	Double-hung sash with multi-light configurations	
Outbuildings	Yes ☒	No ☐
Number/Type:	2 - Garage & 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	1923-1975 (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	29414 Van Riper						
Historic/Original Owner	Fred & Cora Kuhn						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder	Hiram Dugan						

Survey Date	8 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 1923 Craftsman residence represents Flat Rock's earliest residential development during the initial Ford Village Industries period, constructed just one year after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits characteristics consistent with **catalog home construction**—companies such as Sears, Aladdin, and Gordon-Van Tine offered similar catslide bungalow designs that made quality Craftsman housing accessible to working-class and middle-class families during the 1920s.

The house features the distinctive **catslide roof** form—an asymmetrical gable configuration where one roof slope extends significantly lower than the other, typically covering a full-width porch. This roof form, also documented at 29424 Evergreen (1926), 25533 Gibraltar (1931), and 29326 Walnut (1924), represents a recognizable regional variant within Flat Rock's residential development. The catslide creates a sweeping, picturesque profile characteristic of Craftsman design philosophy.

A prominent front-facing **gable dormer** projects from the upper roof slope, featuring paired windows and **decorative elbow braces** (also known as knee braces) at the gable peak. These elbow braces represent an important surviving Craftsman detail, providing structural expression and visual interest characteristic of the style's emphasis on honest construction. The dormer's white trim and dark shutters create appealing contrast.

The exterior has been re-clad with white vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1920s residential construction.

The **enclosed front porch** represents a defining architectural feature, supported by **brick piers** that anchor the composition and provide visual weight characteristic of Craftsman design. The porch features multiple large windows with multi-light configurations, creating a sun porch effect while providing year-round usable space. The entry is accessed by steps with white railings leading to the dark-painted front door.

The property retains **some original wood windows with three-part upper sashes and aluminum storm windows**, representing important surviving historic fabric that significantly enhances integrity. The three-part upper sash configuration—a distinctive Craftsman detail—demonstrates period craftsmanship. Other windows have been replaced with vinyl sliding units.

The property occupies a lot with manicured lawn, mature shade tree, and a flagpole. Decorative elements including a birdbath demonstrate property stewardship. The **original detached garage** remains, representing an important contributing outbuilding.

Character-defining features include the 1923 construction date within the earliest Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, 1.5-story Craftsman form with probable catalog home origins, distinctive catslide roof configuration, front gable dormer with decorative elbow braces, enclosed front porch with brick piers, some original wood windows with three-part upper sashes, original detached garage, and overall 1920s Craftsman character.

This two-story, single-family brick veneer residence with matching single car garage and shed are situated on Lot 24 in the Van Riper Subdivision and in 1941, the address was 29414 Van Riper 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, Hiram Dugan owned lot 24 in the Van Riper Subdivision; and the residence thereon, 423 Van Riper St.[2]

In 1927, Fred Kuhn owned lot 24 in the Van Riper Subdivision; and the residence thereon, 423 Van Riper St.[3] In 1930, Fred Walter & Cora Kuhn were living at 423 Van Riper St., and Fred was employed as a Miller for the Grain Elevator.[4] In 1939, Fred & Cora Kuhn were living at 29414 VanRiper.[5] In 1940, Fred & Cora Kuhn were living at 29414 Van Riper St., and Fred was employed as a miller for the grain elevator.[6] Fred & Cora removed to Wakeman, Ohio, about 1946.[7]

In 1950, Karl and Mary Smith and their sons resided at 29414 Van Riper; and Karl worked as a Salesman for Steel manufacturing.[8]

Harold Hinzmann and family were living at 29414 Van Riper St. from 1959 through 1971.[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.

Criterion A — Community Planning and Development/Industry

This 1923 residence represents Flat Rock's earliest residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just one year after Ford's investment, represents the immediate housing response to industrial development and is among the earliest surviving residences in the district.

The property's probable identification as a **catalog home** connects it to a significant aspect of early twentieth-century residential development. The catslide bungalow form was a popular catalog design, and the recurrence of this distinctive roof type at four properties in Flat Rock (1923, 1924, 1926, 1931) suggests the influence of catalog home marketing in shaping the community's residential character.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions provided the platted lots for much of Flat Rock's residential development.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture featuring the **catslide roof** form and important surviving decorative details. The catslide—an asymmetrical gable configuration where one roof slope extends to cover a porch—represents a recognizable variant within Flat Rock's residential development, documented at four properties spanning 1923-1931. The recurrence of this distinctive form suggests the influence of catalog home designs in shaping Flat Rock's residential character.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Hiram Dugan & wife; original records held by Brownstown Township Historical Society. *Note: Hiram Dugan also built the home at 27147 W. Huron River Drive, the two residences share many of the same characteristics and color schemes.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Fred Kuhn; original records held by Brownstown Township Historical Society.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 50, family 52, for Fred & Cora Kuhn; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XT?cat=1036363&i=442&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 443 of 1148; United States. National Archives and Records Administration.

[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 4B, dwelling 71, for Fred & Cora Kuhn ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[7] "United States, Census, 1950," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6XB3-XKHJ : accessed 3 Feb 2026), Entry for Fred and Cora Kuhn in Wakeman, Ohio, 24 April 1950.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 340, for Karl & Mary Smith and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The house exhibits characteristic Craftsman features including informal domestic character, decorative elbow braces at the dormer gable, enclosed sun porch with brick piers, and multi-light windows. These standardized Craftsman details—elbow braces, three-part upper sash windows, brick pier porch supports—are all features commonly specified in catalog home plans, providing Craftsman character while remaining economical to build from pre-cut materials.

The **retention of original wood windows with three-part upper sashes** is a significant integrity element, demonstrating Craftsman craftsmanship and period construction methods.

While vinyl siding and partial window replacement have affected integrity of materials, the property retains its essential Craftsman form, catslide roof, elbow braces, enclosed porch with brick piers, surviving original windows, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman form including distinctive catslide roof, dormer with elbow braces, and enclosed porch with brick piers. The setting preserves suburban character with lawn and mature trees. The property conveys the feeling of a 1920s Craftsman residence and maintains association with the earliest Ford Village Industries development.

Integrity of materials and workmanship has been partially compromised by vinyl siding application and partial window replacement. However, the retention of some original wood windows with three-part upper sashes, the elbow braces, brick piers, enclosed porch, and original garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1923 Craftsman residence retains sufficient integrity to convey its historic character and association with the earliest Ford Village Industries development.

Supporting factors include 1923 construction during the earliest Ford period just one year after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman form with distinctive catslide roof clearly readable, front gable dormer with decorative elbow braces intact, enclosed front porch with brick piers substantially preserved, some original wood windows with three-part upper sashes surviving as important historic fabric, original detached garage as contributing outbuilding, and overall 1920s Craftsman character evident.

The vinyl siding and partial window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The catslide roof, elbow braces, enclosed porch, surviving original windows, and particularly the original garage remain clearly evident and communicate the property's 1923 construction and significance as one of the earliest residences constructed during the Ford Village Industries 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_135_04_0024_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29426 Van Riper Street (430 Van Riper St.)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0025_000 Lot 25 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091353		Long: -83.284327		
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	Colonial Revival	
Building Form	Two-story rectangular	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum replacement	
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	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	29426 Van Riper						
Historic/Original Owner	Floyd & Mabel Sieber						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder/Contractor	George W. Van Riper (1925 House) and Claude L. Wilcox (Garage 1927)						

Survey Date	8 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 Colonial Revival residence is a 2-story dwelling situated on Van Riper Street in Flat Rock. The building was constructed by George Van Riper, whose family name is commemorated in the street name, suggesting his significance in the development of this residential area. The house 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. A detached garage was added to the property in 1927 by builder Claude L. Wilcox. The property retains its essential form and massing despite material alterations, illustrating the residential development patterns that preceded and supported Flat Rock's transformation into a Village Industries community.

The house exhibits a Colonial Revival form with a side-gabled roof, the ridge running parallel to the street in the traditional manner of colonial-era houses. A projecting side wing extends from one side of the main house mass, adding interior space and creating an L-shaped footprint. The roof is covered with asphalt shingles in a gray-brown tone, and the proportions of the house—with its 2-story height and rectangular massing—are characteristic of Colonial Revival design principles that emphasized symmetry, balance, and references to early American architectural traditions.

The exterior walls are clad in vinyl siding in a dark tan color, a replacement material that obscures the original wall surface but maintains appropriate proportions and appearance. The vinyl siding features horizontal lap profiles that approximate the appearance of wood clapboard. Trim elements define window openings and the transition between wall surfaces and roof elements, maintaining the visual definition of the building's architectural features.

The front facade features a small entry porch that provides shelter for the main entrance. The porch has a shed or gabled roof supported by simple posts, with wooden railings and steps providing access from grade level. The entry porch configuration creates a welcoming entrance while maintaining the modest scale appropriate to worker housing of this era. The entrance door is positioned within the porch, sheltered from weather.

The fenestration pattern reflects the interior room arrangement typical of vernacular gable-front houses. Windows are positioned to serve interior functions rather than create strict exterior symmetry, with openings on both the first and second floors providing light to living spaces and bedrooms. The windows are aluminum replacement units in a double-hung configuration that maintain appropriate proportions and placement within the original openings, preserving the general fenestration pattern established during original construction.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period in southeastern Michigan. The foundation appears to be in good condition and provides stable support for the structure.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage was constructed in 1927 by Claude L. Wilcox, two years after the house was completed, and provides covered automobile storage reflecting the automobile-oriented lifestyle that characterized residential development in the 1920s. The driveway configuration is typical of residential properties throughout the district.

The property occupies a lot within an established residential streetscape on Van Riper Street. Neighboring properties visible in the photographs include similar-era houses representing the coordinated residential development that occurred during the early Village Industries period. Mature trees provide shade and contribute to the established residential character of the neighborhood.

Character-defining features include the Colonial Revival form with side-gabled roof, the projecting side wing, the 2-story massing, the small entry porch, the 1927 detached garage, and the overall residential scale and setback that contributes to the streetscape character of Van Riper Street.

This two-story, single-family frame residence with matching single car garage is situated on Lot 25 in the Van Riper Subdivision and in 1941, the address was 29426 Van Riper 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, George W. Van Riper owned lot 25 in the Van Riper Subdivision of the Village of Flat Rock; and the residence thereon, 430 Van Riper St.[2] Claude L. Wilcox owned lot 25 of the Van Riper Subdivision and installed the garage in 1927.[3] In 1930, Floyd & Mabel Sieber were renting at 430 Van Riper St., and Floyd was employed as a Bookeeper for Stock and Shipping.[4] In 1931 and 1939, M.C. Miller was the owner of lot 25 of the Van Riper Subdivision.[5] In 1939, Floyd & Mabel Sieber and family were living at 29426 VanRiper.[6] In 1940, Floyd & Mabel Sieber and family were living at 29426 Van Riper St., and Floyd was employed as a clerk for the auto factory.[7] Floyd Sieber Sr. was the owner of lot 25 of the Van Riper Subdivision in 1942.[8]

Floyd Sieber Jr., affectionately known as "Bud" was the son of Floyd Sr. & Mable. He born in Detroit in 1918 and was a graduate of Flat Rock High School in 1936. In 1941, he married his high school sweetheart Winifred Oestrike and worked in her father's auto dealership selling cars. He got a job at the bomber plant in Ypsilanti, Michigan, that belonged to Henry Ford. Because Ford needed workers and many did not have transportation, the Greyhound Bus company had a route that took workers from Flat Rock to Ypsilanti daily. In December of 1942, "Bud" was drafted and went into the Army. He was sent to Europe in January of 1945 under General Patton's 3rd Army; sadly, Bud died of injuries sustained at Werkel, Germany on April 1st. His body was later brought back to America and he is buried in Arlington Cemetery.[9] Floyd Sr. and Mabel left Flat Rock after the death of their son and moved to Grosse Pointe. In 1950, Harry & Euriditas Nickas and family were living at 29426 Van Riper St., and Harry owned and operated a restaurant.[10] In 1959, Harry Nickas and family were living at 29424 Van Riper Street.[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 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 by approximately three years and was constructed by George Van Riper, whose family name is commemorated in the street name, indicating his significance in the development of this residential area. The property demonstrates the quality housing stock 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.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 101, entry for George W. Van Riper; original records held by Brownstown Township Historical Society. *Note: Entry states that house is almost complete.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 121, entry for Claude L. Wilcox; original records held by Brownstown Township Historical Society. *Note: Entry specifically states garage is on lot.*

[4] **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 2B, dwelling 45, family 46,Floyd & Mabel Sieber ; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 442 of 1148; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 116, entry for M.C. Miller; original records held by Brownstown Township Historical Society; **ALSO**; Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 186, entry for M.C. Miller; original records held by Brownstown Township Historical Society.

[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 4B, dwelling 70, for Floyd & Mabel Sieber and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for Floyd L. Sieber; original records held by Brownstown Township Historical Society.

[9] 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.

[10] **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 76, dwelling 341, for Harry & Euriditas Nickau; 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.

[11] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Constructed in 1925, this house predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately three years. The property was built by George Van Riper, whose family name on the street suggests his importance in the development of this residential area—likely as a developer, landowner, or prominent community member who contributed to platting and building in this section of Flat Rock. 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 two-story dwelling demonstrates that Flat Rock possessed an established residential character and attracted investment in substantial homes before the Village Industries program formally began.

Van Riper Family Significance: The naming of Van Riper Street after what is presumably George Van Riper's family indicates the significance of this builder and his family in the development of the neighborhood. Street naming after local developers, landowners, or prominent citizens was a common practice that honored individuals who contributed to community development. George Van Riper's construction of this house on the street bearing his family name suggests he was actively developing residential properties in this area during the mid-1920s, contributing to the housing stock that would later serve Village Industries workers.

Village Industries Context: The property's 1925 construction date places it among the earliest residential development within the district's period of significance. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this Colonial Revival house already existed along Van Riper Street, establishing the residential patterns that would intensify during the Village Industries era. The quality of this house, with its Colonial Revival styling reflecting the popular revival styles of the 1920s, demonstrates that Flat Rock attracted residents seeking substantial, well-designed homes even before Ford's industrial presence guaranteed employment opportunities, creating the community infrastructure that contributed to the program's success.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Van Riper Street. Integrity of design is maintained through preservation of the Colonial Revival form with side-gabled roof, projecting side wing, 2-story massing, and entry porch configuration. Integrity of materials and workmanship has been diminished through vinyl siding and aluminum replacement windows, though the concrete block foundation remains as evidence of original construction. Integrity of setting is preserved through the property's relationship to neighboring residences of similar vintage and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial single-family residence from the early development period of the district.

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

The 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 house was constructed by George Van Riper, whose family name on the street indicates his significance in the development of this residential area. This connection between the builder and the street name suggests that Van Riper was a developer, landowner, or prominent community member who contributed to platting and building in this section of Flat Rock during the mid-1920s. 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 retains its essential form and massing, with the side-gabled roof, projecting side wing, and 2-story Colonial Revival configuration clearly legible despite material alterations. The small entry porch maintains the property's welcoming entrance configuration, and the detached garage at the rear, constructed in 1927 by Claude L. Wilcox, reflects the automobile-oriented lifestyle of the period. The concrete block foundation provides material evidence of original construction and the building's age.

The property exists within a cohesive residential streetscape on Van Riper Street that demonstrates the development patterns of the 1920s. Neighboring houses of similar vintage and scale visible in the photographs reinforce the historical context and the significance of this area's development. The presence of the Van Riper family name on the street suggests coordinated residential development under his direction during this period, making this property particularly significant as an example of his work.

While vinyl siding and aluminum replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Colonial Revival form, 2-story massing, and residential character remain clearly

legible, and the property continues to demonstrate its associations with the early residential development that preceded and supported Ford's Village Industries program 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_04_0025_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29434 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0026_000 Lot 26 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091227		Long: -83.284322		
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	1890 **relocated in 1925
Architectural Style	Colonial Revival (vernacular)
Building Form	2-Story rectilinear building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete block
Window Materials	Vinyl Replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (1941)

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; C) Architecture
Period(s) of Significance	1890-1920 (Early Period) and 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 ☒ Siding/Windows	Moved ☐	Date(s):

Current/Common Name	29434 Van Riper
Historic/Original Owner	Albert Upham
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	1890-1920 (Early Period) and 1920-1975 (Late Period)
Builder/Contractor	Albert Upham built this home about 1890/ A.F. Mudge moved & rebuilt in 1925

Survey Date	9 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 29434 Van Riper Street presents as a two-story Colonial Revival dwelling that exemplifies the vernacular residential architecture of circa 1890, representing a unique intersection between Flat Rock's Early Period of Significance and the Late Period of Significance through its original construction during the Vreeland era and subsequent relocation during the mature phase of Henry Ford's Village Industries development. The building exhibits the characteristic rectangular massing with a hip roof configuration and symmetrical facade composition that defined late 19th-century vernacular residential design, while its 1939 relocation to the Van Riper subdivision demonstrates the adaptive reuse and community development strategies that characterized Flat Rock's continued growth during the established phase of the Late Period of Significance.

This building represents a significant example of architectural continuity and adaptive reuse that bridges Flat Rock's two periods of significance, originally constructed circa 1890 during the Early Period when the Vreeland family and their neighbors were establishing the foundational residential and commercial development around the Huron River mills and trading operations.

The building features a hip roof system constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance characteristic of late 19th-century residential architecture. The hip roof configuration demonstrates the vernacular design approaches that characterized practical residential construction during the 1890s, providing functional shelter while maintaining the conservative architectural character that appealed to working families in rural mill communities. The roof form reflects both the original construction era and the building's successful adaptation to its new location within the Van Riper subdivision during 1939.

The exterior walls demonstrate wood clapboard siding construction that reflects the quality material standards and traditional construction techniques that characterized residential building during the 1890s. The consistent wood siding provides the authentic late 19th-century appearance and established character that was central to vernacular residential design while demonstrating the durable construction approaches that enabled the building's successful relocation and continued use. The siding preserves the building's original architectural character while adapting to its new suburban context within the Van Riper subdivision.

The window arrangement demonstrates the systematic approach to fenestration that characterized late 19th-century vernacular residential design, 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 preserve the building's original architectural character while reflecting the practical design principles that characterized both 1890s construction and the building's successful adaptation to suburban residential use during 1939.

The front entrance maintains traditional Colonial Revival character through a covered porch with railings that provides both practical access and architectural distinction while demonstrating the quality construction approaches that enabled the building's successful relocation and continued residential use. The entrance demonstrates the adaptable design solutions that characterized both late 19th-century residential architecture and the building's successful integration into the Van Riper subdivision during 1939.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and mature plantings that integrate the building with its Van Riper subdivision setting while reflecting the building's successful adaptation from its original Early Period context to its Late Period suburban location. The property includes a detached garage that supports modern suburban residential use while maintaining the scale and character appropriate to relocated historical architecture within the established Van Riper subdivision development.

This two-story, single-family residence with matching garage is situated on Lot 26 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29434 Van Riper.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper 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.

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.

Albert Upham built this residence on the corner of Gibraltar and Sheeks according to local lore.

In 1925, Alden Mudge & wife owned lot 26 in the Van Riper Subdivision and the partially completed residence on the lot.[2]

In 1927, [Arthur] Amy owned lot 26 in the Van Riper Subdivision and the residence on the lot, 411 Van Riper St.[3] In 1931, Arthur Amy [2217 Lavine St., Flint] owned lot 26 in the Van Riper Subdivision and the residence on the lot, 411 Van Riper St.[4] In 1939, Carsonville Depositors Corp. [this entity was listed alongside other Michigan financial organizations in the 1930s, likely related to the banking restructuring era following the Great Depression] owned lot 26 in the Van Riper Subdivision and the residence on the lot, 29434 Van Riper St.[5]

In 1939, Roscoe and Mary Brammer and family were living at 29434 VanRiper.[6] In 1940, Andrew and Dorothy Lincoln and sons were living at 29434 Van Riper St., and Andrew was employed as a press operator for the lamp factory.[7] In 1942, Merrell Page owned lot 26 in the Van Riper Subdivision and the residence on the lot, 29434 Van Riper St.[8]

In 1950, Gilbert and Elizabeth Beaudrie resided at 29434 Van Riper; and Gilbert worked as buffer for auto parts manufacturing.[9] In 1950, Jarvis and Ruth Redd also resided at 29434 Van Riper; and Jarvis worked as laborer for the steel plant.[10] Jarvis Redd and family were living at 29434 Van Riper Street from 1961 through 1971.[11] Jarvis John Redd died on 16 Feb 1978.[12] David & Laverne Webb purchased 29434 Van Riper St. from Redd's estate on 7 Aug 1978.[13]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Alden Mudge & wife; original records held by Brownstown Township Historical Society. Note: Mudge was originally from Flint.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for [Arthur] Amy; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged alphabetically and by subdivision; pg. 116, entry for Arthur Amy [2217 Lavine St., Flint]; original records held by Brownstown Township Historical Society.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged alphabetically and by subdivision; pg. 186, entry for Carsonville Depositors Corp. [this entity was listed alongside other Michigan financial organizations in the 1930s, likely related to the banking restructuring era following the Great Depression]; original records held by Brownstown Township Historical Society.

[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 4B, dwelling 69, Andrew & Dorothy Lincoln and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 of 1034; United States. National Archives and Records Administration.

[8] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged alphabetically and by subdivision; vol. 3, pg. 636, entry for Merrell Page; original records held by Brownstown Township Historical Society.

[9] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 343, for Gilbert & Elizabeth Beaudrie ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[10] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 32, dwelling 342, for Jarvis & Ruth Redd ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[11] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1960-61) p. 44, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZTN-9P2 : accessed 3 Feb 2026), Entry for Jarvis J Redd, died16 Feb 1978.

[13] Wayne County, Michigan, Register of Deeds, Index Online. Jarvis Redd Estate to David & Laverne Webb, Document No. G324429, 7 Aug 1978; imaged, WayneCountyMi.gov (https://wayne.mi.publicsearch.us/doc/283781460 : accessed 3 Feb 2026) Detroit.

Statement of Significance/Recommendation of Eligibility

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

The property at 29434 Van Riper Street is recommended as contributing to the Flat Rock Historic District under Criteria A and C for its unique representation of both periods of significance.

This c. 1890/1939 relocated dwelling bridges both periods of significance in Flat Rock's development. Originally constructed during the Early Period (1834-1920) when Flat Rock was emerging as a rural mill community along the Huron River, the structure's quality construction demonstrates the prosperity of successful families within that era. The 1939 relocation and division represents a significant Late Period (1920-1975) event, demonstrating the adaptive reuse strategies that characterized housing solutions during the mature Ford Village Industries phase. The decision to relocate an Early Period dwelling into the Van Riper subdivision reflects the community's practical approach to continued suburban development.

The property possesses architectural significance as late 19th-century vernacular construction successfully adapted for continued use. The two-story rectangular massing and hip roof configuration preserve original Colonial Revival characteristics despite relocation. The structure demonstrates both 1890s building traditions and the construction quality that enabled successful adaptation within a different community context.

The property demonstrates good integrity across six of seven aspects. The 1925 relocation is itself historically significant as part of Late Period development patterns rather than a loss of integrity. Design integrity remains evident in the Colonial Revival massing and hip roof. The exterior has been re-clad with aluminum siding and windows updated to vinyl. The suburban Van Riper subdivision setting represents successful Late Period integration. The property conveys both its Early Period architectural heritage and Late Period adaptive reuse significance. Additional research is recommended to identify the building's original location and circumstances of its 1925 relocation.

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_135_04_0026_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29444 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0027_00 Lot 27 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091073		Long: -83.28431		
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
Building Form	2-Story rectilinear building
Roof Form	Catslide with dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete Block/Brick
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ / No ☐
Number/Type:	One garage/outbuilding

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	29444 Van Riper
Historic/Original Owner	Otto & Grace (nee Ferstle) Brick / Gordon & Reita Fuller
Historic Building Use	Single-family residence
Current Building Use	Single-family residence

Survey Date	12 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1924 Craftsman Bungalow is a 1.5-2 story frame dwelling on Van Riper Street. Constructed four years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation.

The house exhibits a distinctive **catslide roof**—an asymmetrical gable form where one roof slope extends lower than the other, sweeping down over the enclosed porch. This roof configuration is characteristic of Craftsman and Colonial Revival design. A **large front dormer** with paired windows and dark brown shutters punctuates the roof, providing light and headroom to the upper floor. A **brick chimney** rises from the main roof mass. The roof is covered with asphalt shingles.

A prominent feature is the **enclosed front porch** spanning the full width of the facade. The porch features **decorative brick piers** with a distinctive checkerboard or basket-weave pattern—significant original masonry providing character and visual interest. The porch has been enclosed with screens and glazing, converting the original open porch to three-season living space. The brick pier detailing demonstrates quality construction and craftsmanship.

The exterior is clad in cream/tan aluminum siding with white siding visible on the side elevation. The windows are aluminum replacement double-hung units. A large evergreen tree partially screens the front facade. A **detached garage** in the rear appears to be original or early construction.

Character-defining features include the catslide roof, front dormer with paired windows, enclosed front porch, decorative brick piers with basket-weave pattern, brick chimney, and pre-Village Industries residential character.

This two-story, single-family residence with matching garage is situated on Lot 27 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29444 Van Riper.[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 1925, Otto Brick owned lot 27 in the Van Viper Subdivision; and the residence thereon.[2] In 1930, William & Elsie L. Miller were living (renting) at 411 Van Riper St., and William was employed as a Clerk in a General Store.[3]

In 1939, Gordon Fuller owned lot 27 in the Van Viper Subdivision; and the residence thereon.[4] In 1939, Gordon and Reita Fuller were living at 29444 VanRiper.[5] In 1940, Gordon and Reita Fuller and lodgers were living at 29444 Van Riper St., and Gordon was employed as a pipefitter for the [Socony] oil refinery.[6] In 1950, Gordon and Reita Fuller resided at 29444 Van Riper; and Gordon worked as a cab dispatcher for a taxi service.[7]

In 1955, Marvin E. Beebe and family were living at 29444 Van Riper.[8] In 1961, Marvin E. Beebe and family were living at 29444 Van Riper Street.[9]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper 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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Otto Brick; original records 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 2B, dwelling 43, family 43, for William & Elsie L. Miller; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-N8?cat=1036363&i=441&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 442 of 1148; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged alphabetically and by subdivision; pg. 186, entry for Gordon Fuller; original records held by Brownstown Township Historical Society.

[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 4B, dwelling 68, for Gordon & Reita Fuller; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VWSW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 12 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 32, dwelling 344, for Gordon & Reita Fuller ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 33 of 58; United States. National Archives and Records Administration.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 44, for Van Riper Street 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. 1924 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1924, four years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure and quality housing before Ford's industrial investment.

This property joins the neighboring Craftsman Bungalow at 29343 Van Riper (c. 1930) in featuring a catslide roof configuration, demonstrating the popularity of this distinctive roof form in the Van Riper Street area. The catslide roof creates a sweeping profile characteristic of quality Craftsman design.

The brick porch piers with distinctive checkerboard/basket-weave pattern provide important original material evidence and demonstrate quality masonry craftsmanship. This decorative brickwork distinguishes the property and provides character despite other material changes.

Integrity: The property retains integrity of location, design (Craftsman Bungalow form with catslide roof, dormer, and enclosed porch clearly legible), workmanship (visible in decorative brick piers and chimney), setting, feeling, and association. Material integrity has been diminished through aluminum siding and replacement windows, though original brick elements survive.

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

The c. 1924 construction date places this property in the pre-Village Industries era. The Craftsman Bungalow form with distinctive catslide roof, front dormer, and enclosed front porch remains clearly legible. The surviving decorative brick piers with basket-weave pattern provide important original material and craftsmanship evidence. The property contributes to understanding pre-existing residential patterns and quality Craftsman architecture on Van Riper Street.

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_135_04_0027_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29456 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0028_000 Lot 28 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090964		Long: -83.284353		
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 Traditionalist/Cottage
Building Form	1-story rectilinear
Roof Form	Side-gabled w/ front-projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood Shake shingle siding
Foundation Materials	Permastone/Concrete
Window Materials	Aluminum
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 (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 ☒ Shake/Windows	Moved ☐	Date(s):			
Current/Common Name	29456 Van Riper						
Historic/Original Owner	Harry Chesney						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Builder	George Van Riper (likely)						

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.

This c. 1941 Minimal Traditional/Cottage residence is a single-story frame dwelling on Van Riper Street. Constructed during the established phase of Ford's Village Industries program and in the final pre-war years, the property represents quality residential development characteristic of the late Village Industries era.

The house exhibits a side-gabled roof with a **front gable projection** that adds visual interest. A **brick chimney** rises from the main roof mass. The roof is covered with asphalt shingles. The exterior is clad in **wood shake shingle siding** in tan/beige tones. Whether the shake siding is original to the 1941 construction or a later application is uncertain without further documentation. Regardless of origin, the wood shake siding provides attractive textured character appropriate to cottage-style design.

Red brick veneer clads the lower wall sections and forms the porch base, providing visual grounding and masonry permanence. The combination of wood shake siding above and brick veneer below creates an attractive mixed-material treatment. The brick veneer is likely original, demonstrating quality construction exceeding basic frame houses. The foundation appears to be permastone or decorative concrete block.

A **gabled entry porch** with white columns shelters the entrance, which features a decorative door with arched glass insert. Hanging flower baskets add color. An American flag is prominently displayed. The windows are aluminum replacement double-hung units with white trim.

The property features **exceptional landscaping** including a Japanese maple, hostas, shaped shrubs, flowering plants, solar path lights, stone edging, and a meticulously maintained lawn—demonstrating outstanding pride of ownership. A detached garage is located in the rear.

Character-defining features include the wood shake shingle siding, brick veneer treatment, side-gabled roof with front gable projection, brick chimney, gabled entry porch, and pre-WWII Village Industries 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 1942, Harry Chesney owned lot 28 in the Van Riper Subdivision and the residence thereon, 29456 Van Riper St.[1] In 1950, Betty Lou Chesney and sons resided at 29456 Van Riper; and Betty Lou worked as an Assembler for auto parts manufacturing.[2] In 1961, Paul C. Greer and family were living at 29456 Van Riper Street.[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. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1941 during the established Village Industries era, this Minimal Traditional/Cottage represents the quality residential development that characterized Flat Rock's growth. By 1941, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

Mixed-Material Treatment: The combination of wood shake siding (whether original or later) with brick veneer creates an attractive cottage character. The brick veneer is likely original and demonstrates quality construction exceeding basic frame houses. The brick chimney provides additional original masonry material.

Integrity: The property retains integrity of location, design (cottage form with front gable projection and gabled entry porch clearly legible), workmanship (visible in brick veneer and chimney), setting, feeling, and association. The origin of the wood shake siding is uncertain.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 636, entry for Harry Chesney; original records 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 345, for Betty Lou Chesney and sons; 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." (1960-61) p. 44, for Van Riper Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

The c. 1941 construction date places this property within the established pre-WWII Village Industries era. The Minimal Traditional/Cottage form with gabled entry porch, brick veneer, brick chimney, and mixed-material treatment remains clearly legible. The brick veneer and chimney provide original masonry material. The property contributes to understanding late pre-war residential development patterns on Van Riper Street.

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_135_04_0028_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29468 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0054_301 Lot 54 & 55 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090759		Long: -83.284315		
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	1991	
Architectural Style	Contemporary Ranch	
Building Form	1-Story rectilinear	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick and vinyl siding combination	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double-hung sash and picture windows	
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	Not applicable					
Period(s) of Significance	Not applicable (built outside 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: Not applicable	Intact ☐	Altered ☐	Moved ☐	Date(s):		
Current/Common Name	29468 Van Riper					
Historic/Original Owner						
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 29468 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1991, representing residential development that occurred nineteen years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic low-profile rectangular massing with a hip roof configuration that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a hip roof system constructed with asphalt shingles that provide practical weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction. The roof configuration demonstrates the streamlined design approaches that characterized suburban residential development during the 1990s, emphasizing practical efficiency while differing from the varied rooflines and architectural complexity that characterized historical residential construction in the Van Riper subdivision.

The exterior walls demonstrate a combination of brick and vinyl siding construction that reflects the modern material preferences and design approaches that characterized residential construction during the 1990s. The brick and siding combination provides both visual interest and practical maintenance considerations while representing the material approaches that distinguished contemporary construction from the traditional building materials such as wood clapboard siding, wood shingle siding, and full brick construction that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design during the 1990s, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while utilizing vinyl window materials that differ substantially from the wood window materials and traditional proportions that characterized historical residential construction in Flat Rock. The windows include both double-hung and picture window configurations that reflect contemporary preferences for natural light and energy efficiency.

The front entrance provides practical access through simplified design approaches that reflect contemporary residential construction standards while differing from the covered porches, architectural detailing, and traditional entrance configurations that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The property exhibits contemporary suburban landscape characteristics with maintained lawn areas and modern site planning that integrate the building with current residential standards while representing development approaches that postdate the historical periods of significance that define the Flat Rock Historic 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.

The building's construction during 1991 represents the continued residential use of the Van Riper subdivision but lacks the historical associations with the community planning and development themes that defined Flat Rock's transformation from a rural mill town to a suburban-industrial community during its periods of historical significance.

Statement of Significance/Recommendation of Eligibility

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

The property at 29468 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1991 construction date, which places it nineteen years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

This 1991 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed nineteen years after the conclusion

of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials including vinyl siding and vinyl windows, contemporary design approaches emphasizing simplified forms and energy efficiency, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions including Craftsman bungalows and Colonial Revival dwellings, or community planning approaches that characterized Flat Rock's historical evolution from rural mill community to suburban-industrial center.

Evaluation of Eligibility

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District, as it postdates both the Early Period of Significance associated with the Vreeland family's mill community development and the Late Period of Significance associated with Henry Ford's Village Industries program and subsequent suburban-industrial growth.

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance. The one-story form and suburban lot placement reflect the residential density and community planning approaches established during the historical development of the Van Riper subdivision, even though the architectural character and construction materials differ from the historical building traditions.

The property at 29468 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1991 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations with either the Early Period Vreeland mill community development or the Late Period Ford Village Industries suburban-industrial transformation that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0054_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29512 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0054_302 Lot Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090587		Long: -83.284299		
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	1997
Architectural Style	Contemporary Ranch
Building Form	1-Story rectilinear
Roof Form	Hip roof with attached garage
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl
Window Type	Double-hung sash and casement
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	Not applicable
Period(s) of Significance	Not applicable (built outside 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: Not applicable	Intact ☐	Altered ☐	Moved ☐ Date(s):
Current/Common Name	29512 Van Riper		
Historic/Original Owner	N/A		
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 29512 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1997, representing residential development that occurred twenty-five years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic low-profile rectangular massing with a hip roof configuration and attached garage that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a hip roof system with an integrated attached garage that provides practical vehicle storage while reflecting the automotive-oriented residential design approaches that became standard in suburban development during the 1990s. The roof is constructed with asphalt shingles that provide weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction.

The exterior walls demonstrate vinyl siding construction that reflects the modern material preferences and maintenance considerations that characterized residential construction during the 1990s. The vinyl siding provides practical weather protection and low maintenance requirements while representing the material approaches that distinguished contemporary construction from the traditional building materials that characterized historical residential development in the Van Riper subdivision.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while differing from the traditional proportions and materials that characterized historical residential construction in Flat Rock.

The property exhibits contemporary suburban landscape characteristics with maintained lawn areas and modern site planning that integrate the building with current residential standards while representing development approaches that postdate the historical periods of significance that define the Flat Rock Historic 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.

The property at 29512 Van Riper Street was constructed in 1997 within the Van Riper subdivision, which was originally platted in September 1922 as part of the residential development that followed Henry Ford's establishment of the Village Industries Headlamp Plant. However, the 1997 construction date places this property twenty-five years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical periods that define the significance of the Flat Rock Historic District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 29512 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1997 construction date, which places it twenty-five years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

Historical Assessment

This 1997 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed twenty-five years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials, design approaches, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions, or community planning approaches that characterized Flat Rock's historical evolution.

Evaluation of Eligibility

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District.

Assessment of Impact on District Character

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance.

The property at 29512 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1997 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations, architectural significance, or temporal relationship to the district's periods of significance that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0054_302; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29045 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0029_000 Lot 29 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09382		Long: -83.283789		
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	Cape Cod	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gable w/front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl Replacement (likely)	
Window Type	Double-hung w/ 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	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 ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29045 Van Riper			
Historic/Original Owner	Martha (nee Vincent) Gesley			
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.

This c. 1925 Vernacular residence is a 1.5-story frame dwelling on Van Riper Street. Constructed three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation.

The house exhibits a side-gabled roof with a **prominent front gable projection** that adds visual interest and provides upper-floor living space. The steeply pitched front gable creates a strong vertical accent. A **brick chimney** rises from the main roof mass, providing significant original material. The roof is covered with brown asphalt shingles. The exterior is clad in cream/tan vinyl siding.

The windows are vinyl replacement double-hung units with **green/teal decorative shutters** that provide color accent and visual interest. A front porch spans a portion of the facade, accessed by concrete steps. An American flag is displayed at the entrance. The property does not have a garage.

Character-defining features include the side-gabled roof with front gable projection, 1.5-story massing, brick chimney, and pre-Village Industries residential character.

This one-story, single-family residence is situated on Lot 29 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29045 Van Riper.[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 1925, Martha (nee Vincent) Gesley owned lot 29 of the Van Riper Subdivision and the residence thereon.[2] In 1927, Martha (nee Vincent) Gesley owned lot 29 of the Van Riper Subdivision and the residence thereon; and there was a special note on her tax entry that Martha was tax exempt as a soldiers widow (it is important to note that Eugnene C. Gesley, Martha's husband, served in the 24th Michigan Co. K).[3] In 1930, Martha A Gesley, a civil war soldier's widow, was living at 542 Van Riper St.[4] Martha Gesley died on 28 June 1935.[5]

In 1939, Wiliam & Laura Stainsby and family were living at 29045 Van Riper.[6] In 1940, William & Laura Stainsby and sons were living at 29045 Van Riper St., and William was employed as a inspector for the steel mill.[7] In 1950, Roy & Carrie Alexander resided at 29045 Van Riper; and Roy worked as a laborer on a farm.[8] In 1955, Roy Alexander and family were living at 29045 Van Riper through 1965.[9] Maurice A. Fisher resided at 29045 Van Riper from 1966 through 1971.[10]

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[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper 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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 103, entry for Martha Gesley; original records held by Brownstown Township Historical Society. *NOTE: Martha was the sister of John W. Vincent.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for Martha Gesley; original records held by Brownstown Township Historical Society; ALSO; "United States, Census of Union Veterans and Widows of the Civil War, 1890", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:K8SL-5K9 : accessed 12 Feb 2026), entry for Eugene C. Gesley, 1890.

[4] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 34, family 34, for Martha A Gesley; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 of 1148; United States. National Archives and Records Administration.

[5] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KF7T-DXP : accessed 12 Feb 2026), Entry for Martha Ann Gesley, died 28 Jun 1935. *NOTE: Eugene C. & Martha (nee Vincent) Gesley are both interred at Oakwood Cemetery.*

[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 3B, dwelling 54, William & Laura Stainsky and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 410, for Roy & Carrie Alexander ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[9] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1965-1971**); 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**.

Criterion A: Constructed c. 1925, three years before Ford's acquisition of property in Flat Rock, this vernacular dwelling represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment.

This property joins several other pre-1928 houses on Van Riper Street, reinforcing the street's significance as an early residential area. The concentration of 1920s houses in this section of Van Riper Street demonstrates the Van Riper family's involvement in early residential development.

The surviving brick chimney provides important original material evidence and demonstrates quality construction in pre-Village Industries housing.

Integrity: The property retains integrity of location, design (1.5-story form with front gable projection clearly legible), workmanship (visible in brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1925 construction date places this property in the pre-Village Industries era. The vernacular form with side-gabled roof, front gable projection, and brick chimney remains clearly legible despite material alterations. The property contributes to understanding pre-existing residential patterns on Van Riper Street.

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_135_04_0029_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29055 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0030_000 Lot 30 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093711		Long: -83.283831		
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-Story rectilinear	
Roof Form	Hip roof with front dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum combination	
Window Type	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	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 ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29055 Van Riper
Historic/Original Owner	Herman & Jennie Folbaum
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.

This c. 1925 Craftsman Bungalow with Prairie influence is a 1.5-story frame dwelling on Van Riper Street. Constructed three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation. The classic form and proportions strongly suggest **catalog home origins** from companies such as Sears, Aladdin, or Gordon-Van Tine.

The house exhibits a distinctive **hipped roof** with broad overhanging eaves creating the horizontal emphasis characteristic of Prairie-influenced design. A **front hipped dormer** with paired windows punctuates the roof, providing light and headroom to the upper floor. The roof is covered with reddish-brown asphalt shingles. The exterior is clad in tan vinyl siding.

A **full-width front porch** with square columns spans the facade—a signature Craftsman feature providing sheltered outdoor living space. The porch columns and simple detailing reflect the efficient yet attractive design that made catalog homes popular. Concrete steps with metal railings lead to the entrance. The windows are aluminum replacement double-hung units.

Large **mature shrubs** flank the porch steps. An American flag on a freestanding flagpole demonstrates pride of ownership. A **detached garage** in the rear appears to be original or early construction, featuring wood siding that may predate the house's vinyl re-siding.

Character-defining features include the hipped roof with hipped dormer, full-width front porch with square columns, horizontal massing, possible catalog home design, and pre-Village Industries residential character.

This one-story, single-family residence is situated on Lot 30 in the Van Riper Sub. and per the 1941 Sanborn Map, the address was 29055 Van Riper.[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 1925, Herman Folbaum owned lot 30 in the Van Riper Subdivision and the residence thereon, 538 Van Riper St.[2] In 1930, Herman and Jennie Follbaum were living at 538 Van Riper St., and Herman was employed as a Maintenance Foreman for the Railroad.[3] In 1939, Herman and Jennie Follbaum and family were living at 29055 VanRiper.[4] In 1940, Thomas Werner was living at 29055 Van Riper St., and he was employed as a Conductor for the steam railroad.[5] In 1950, Willard & Marian Willis and their children resided at 29055 Van Riper; and Willard & worked as sheerman for Steel Manufacturing.[6] In 1955, Williard H. Willis and family were living at 29055 Van Riper.[7]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Van Riper 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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Herman Folbaum; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. Census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 33, family 33, for Herman & Jennie Follbaum; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 3B, dwelling 55, for Thomas Werner ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-V718?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 10 of 1034; 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 38, dwelling 409, for Willard & Marian Willis and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; 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**.

Criterion A: Constructed c. 1925, three years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development.

Matching Catalog Home Design: This property and the neighboring house at 29063 Van Riper appear to be the **same catalog home design**—both featuring identical hipped roofs with hipped dormers and full-width front porches. This pairing demonstrates how catalog homes enabled efficient residential development with consistent quality and attractive design. The presence of two identical catalog homes suggests coordinated development of this portion of Van Riper Street during the mid-1920s.

Enclosed Porch: The enclosed front porch represents a common climate adaptation that has become part of the property's historic character. While altering the original open porch, the enclosure retains the original footprint and roofline, maintaining the essential bungalow form.

Integrity: The property retains integrity of location, design (Craftsman Bungalow form with hipped roof and dormer clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding, replacement windows, and porch enclosure.

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

The c. 1925 construction date places this property in the pre-Village Industries era. The Craftsman Bungalow form with Prairie influence remains clearly legible despite alterations. The property's significance is enhanced by its relationship to the matching house at 29063 Van Riper, demonstrating catalog home development patterns in early Flat Rock. The property contributes to understanding pre-existing residential patterns and the role of catalog homes in 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0030_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29063 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0031_000 Lot 31 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093573		Long: -83.283806		
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	
Building Form	1.5-Story rectilinear building	
Roof Form	Hip roof with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum/Wood	
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):			
Current/Common Name	29063 Van Riper						
Historic/Original Owner	Arthur C. Oestrike						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	unknown						

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.

This c. 1925 Craftsman Bungalow with Prairie influence is a 1.5-story frame dwelling on Van Riper Street. Constructed three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation. The classic form and proportions strongly suggest **catalog home origins** from companies such as Sears, Aladdin, or Gordon-Van Tine.

The house exhibits a distinctive **hipped roof** with broad overhanging eaves creating the horizontal emphasis characteristic of Prairie-influenced design. A **front hipped dormer** with paired windows punctuates the roof, providing light and headroom to the upper floor. The roof is covered with reddish-brown asphalt shingles. The exterior is clad in tan vinyl siding.

A **full-width front porch** with square columns spans the facade—a signature Craftsman feature providing sheltered outdoor living space. The porch columns and simple detailing reflect the efficient yet attractive design that made catalog homes popular. Concrete steps with metal railings lead to the entrance. The windows are aluminum replacement double-hung units.

Large **mature shrubs** flank the porch steps. An American flag on a freestanding flagpole demonstrates pride of ownership. A **detached garage** in the rear appears to be original or early construction, featuring wood siding that may predate the house's vinyl re-siding.

Character-defining features include the hipped roof with hipped dormer, full-width front porch with square columns, horizontal massing, possible catalog home design, and pre-Village Industries residential character.

This one-story, single-family residence with garage, is situated on Lot 31 in the Van Riper Sub. and in 1941, the address was 29063 Van Riper St.[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 1925, Arthur C. Oestrike owned lot 31 in the Van Riper Subdivision and the residence thereon.[2] In 1939, Arthur and Emma Oestrike and family were living at 29063 VanRiper.[3]

In 1939, Matilda Seitz was living at 29063 VanRiper.[4] In 1940, LeRoy and Edith Balantine and family were living at 29063 Van Riper St., and LeRoy was employed as a conductor for the railroad.[5]

In 1950, Jesse Van Riper resided at 29063 Van Riper; and Jesse worked as salesman at Insurance.[6]

Jesse Van Riper (and his insurance business) was located at 29063 Van Riper St. through 1971.[7]

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 96, entry for Arthur C. Oestrike; 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] [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, enumeration district (ED) 82-1, sheet 4A, dwelling 56, for LeRoy & Edith Balantine and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; 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 78, dwelling 408, for Jesse Van Riper; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1962-1971**); 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**.

Criterion A: Constructed c. 1925, three years before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure and quality housing before Ford's industrial investment.

The classic Craftsman Bungalow form with Prairie influence—featuring hipped roof, hipped dormer, and full-width porch with square columns—was among the most popular designs offered by catalog home companies during the 1920s. Companies including Sears, Aladdin, and Gordon-Van Tine offered nearly identical designs. Catalog homes represented efficient, affordable homeownership and were widely built throughout Michigan communities during this period.

This property joins several other pre-1928 houses on Van Riper Street, reinforcing the street's significance as an early residential area developed by the Van Riper family before the Village Industries program.

The detached garage appears to retain early or original wood siding, providing rare surviving material evidence on the property.

The property retains integrity of location, design (Craftsman Bungalow form with hipped roof, dormer, and full-width porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the garage may retain original materials.

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

The c. 1925 construction date places this property in the pre-Village Industries era. The Craftsman Bungalow form with Prairie influence—likely a catalog home design—remains clearly legible with its hipped roof, hipped dormer, and full-width porch. The property contributes to understanding pre-existing residential patterns and the role of catalog homes in providing quality housing in early 20th-century 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0031_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0032_000 Lot 32 & 33 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093445		Long: -83.283806		
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	Colonial Revival	
Building Form	1.5-Story rectilinear	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard siding	
Foundation Materials	Concrete block	
Window Materials	Wood	
Window Type	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	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 ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29115 Van Riper			
Historic/Original Owner	Olas & Martha Mathias			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	unknown			

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.

This c. 1948 Cape Cod/Minimal Traditional residence is a 1.5-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the housing boom that addressed pent-up demand from the war years.

The house exhibits a distinctive **cross-gabled roof** form with a prominent front gable projection that adds visual interest and provides upper-floor living space. The steep roof pitch and gable configuration create an appealing silhouette characteristic of Cape Cod design. The roof is covered with reddish-brown asphalt shingles. The exterior is clad in white vinyl siding with contrasting dark brown/burgundy trim at the eaves, rake boards, and window surrounds.

A significant feature is the **prominent red brick chimney** rising along the side elevation. The substantial chimney provides important original material evidence and demonstrates quality construction. Its excellent condition after more than 75 years testifies to skilled masonry workmanship and continued maintenance.

A small **covered front porch** with wooden posts and railings shelters the entrance, providing a welcoming transition space. The windows are aluminum replacement double-hung units with dark trim. Mature trees and foundation plantings frame the property. A detached garage is located in the rear.

Character-defining features include the cross-gabled roof form, 1.5-story massing, prominent brick chimney, covered front porch, and immediate post-WWII residential character.

History of the Resource

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

In 1950, Olas and Martha Mathias and their son resided at 29115 Van Riper; and Olas worked as an air brake man for the Railroad.[1] O.V. Mathias resided at 29115 Van Riper St. through 1962.[2] Lelan C. Simmons resided at 29115 Van Riper St. in 1963 through 1966.[3] Roger Corne resided at 29115 Van Riper St. in 1969 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.

This c. 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1948 during the immediate post-WWII building boom, this Cape Cod/Minimal Traditional house represents the residential development that addressed housing demand pent up during the war years. Following the lifting of wartime building restrictions, communities like Flat Rock experienced significant residential construction as returning veterans and growing families sought homeownership.

This 1948 property joins other late 1940s houses on Van Riper Street (29335, 29355, and 29425 from c. 1949), demonstrating concentrated post-war residential development on the street.

The prominent red brick chimney provides significant original material evidence and demonstrates quality construction standards in immediate post-war housing. The chimney's excellent condition reflects skilled masonry workmanship.

Integrity: The property retains integrity of location, design (cross-gabled form with front gable projection clearly legible), workmanship (visible in brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the brick chimney survives intact.

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

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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 38, dwelling 407, for Olas & Martha Mathias and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1962**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1963-1966**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1969-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The c. 1948 construction date places this property in the immediate post-WWII building boom. The Cape Cod/Minimal Traditional form with cross-gabled roof, prominent brick chimney, and covered front porch remains clearly legible despite material alterations. The surviving brick chimney provides important original material evidence. The property contributes to understanding post-war residential development patterns on Van Riper Street.

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_135_04_0032_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29125 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0034_000 Lot 34 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093156		Long: -83.283791		
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
Building Form	2-Story rectilinear building
Roof Form	Complex Cross Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block/Brick
Window Materials	Original Wood w/storm
Window Type	Double Hung
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; Architecture
Period(s) of Significance	1924-1944 (within district's 1920-1975 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	29125 Van Riper			
Historic/Original Owner	Frank & Irene Cornwell Family			
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 1924 Craftsman residence represents Flat Rock's early residential development during the initial Ford Village Industries period, constructed just two years after Henry Ford established the Flat Rock lamp factory in 1922. The property is located on Van Riper Street, named for the Van Riper family whose subdivisions provided the platted framework for much of Flat Rock's residential growth. The house exhibits the characteristic Craftsman features of prominent front-facing gable, generous porch, and informal domestic character that made the style popular during the 1920s.

The steeply-pitched front-facing gable roof creates a strong vertical element on the facade. A shed dormer extends across a portion of the side elevation, providing additional light and headroom to the upper floor. The roof is covered with asphalt shingles. The gable features modest eave overhang characteristic of Craftsman styling.

The exterior has been re-clad with cream-colored vinyl siding, an alteration affecting integrity of materials. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, painted in a distinctive two-tone blue pattern. The decorative concrete block treatment at the foundation level suggests period detailing.

The enclosed front porch represents a defining architectural feature and remains substantially intact. The porch extends across a portion of the facade and wraps around the corner, featuring multiple window bays that create a sun porch effect. The porch is accessed by wood stairs with white railings, and white lattice skirting encloses the area beneath the porch. The porch configuration provides additional living space and demonstrates the Craftsman emphasis on indoor-outdoor connection characteristic of the style.

The property retains some **original wood windows with aluminum storm windows**, representing important surviving historic fabric. Other windows have been replaced with aluminum double-hung units. The retention of original wood windows, even with storm additions, enhances the property's integrity compared to fully replaced fenestration. The windows display a multi-light configuration visible in the porch area.

A projecting bay window on the left side of the facade adds visual interest and provides additional interior light, typical of Craftsman residential design.

The property occupies a generous lot with manicured lawn and mature shade trees. The original detached garage remains on the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1924 construction date within the early Ford Village Industries period, location on Van Riper Street connecting to the family who developed Flat Rock's subdivisions, two-story Craftsman form with front-facing gable, shed dormer, enclosed front porch with multiple window bays, wood porch stairs with railings and lattice skirting, some original wood windows surviving with aluminum storms, projecting bay window, decorative concrete block foundation, original detached garage, and overall Craftsman massing and proportions.

This two story, single-family frame residence with original garage is situated on Lot 34 in the Van Riper Subdivision and in 1941, the address was 29125 Van Riper 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, Frank Cornwell owned lot 34 in the Van Riper Subdivision; and the residence thereon, 518 Van Riper St.[2] In 1930, Frank A. & Irene Cornwell were living at 518 Van Riper St., and Frank was employed as a Miller for the Grist Mill.[3] In 1939, Frank & Irene Cornwell and family were living at 29125 Van Riper.[4] .[5] In 1940, Frank & Irene Cornwell and sons were living at 29125 Van Riper St., and Frank was employed as a Miller for the Grist Mill.[6] In 1950, Frank & Irene Cornwell and their children resided at 29125 Van Riper; and Frank owned and operated the grist mill.[7] In 1955, Bowman A. Cornwell and family were living at 29125 Van Riper.[8] In 1971, Robert Cornwell resided at 29125 Van Riper St.[9]

Today, the Cornwell Family still owns this property in 2026.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1924 residence represents Flat Rock's early residential growth during the initial Ford Village Industries period. Henry Ford established his Flat Rock lamp factory in 1922, initiating community transformation that brought industrial employment and population growth. This Craftsman house, constructed just two years after Ford's investment, demonstrates the immediate housing response to industrial development.

The property's location on **Van Riper Street** carries particular significance. The street is named for the Van Riper family—George and Mamie Van Riper—whose subdivisions (Van Riper Subdivisions No. 1, 2, and 3) provided the platted lots for much of Flat Rock's residential development. The naming of this street for the Van Riper family reflects their foundational role in shaping the community's growth. Properties on Van Riper Street represent development within the geographic heart of the Van Riper family's community-building legacy.

Criterion C — Architecture

The property represents a good local example of Craftsman residential architecture, a style popular throughout the 1910s and 1920s that emphasized informal domestic character, quality craftsmanship, and integration with the landscape. The house exhibits characteristic Craftsman features including prominent front-facing gable, enclosed porch with multiple window bays, shed dormer, and modest domestic scale. The survival of some original wood windows with aluminum storms represents important retention of historic fabric. While vinyl siding has affected integrity of materials, the property retains its essential Craftsman form, enclosed porch, dormer, bay window, and original garage.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 96, entry for Frank Cornwell; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 31, family 31,Frank A. & Irene Cornwell ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 441 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 57, for Frank & Irene Cornwell and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 11 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 38, dwelling 406, for Frank & Irene Cornwell and childen; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[8] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; 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 Van Riper St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Van Riper Street within the established residential context. The design retains the essential Craftsman form including front-facing gable, enclosed porch, shed dormer, and bay window. The setting preserves suburban character with generous lot and mature shade trees. The property conveys the feeling of a 1920s Craftsman residence and maintains association with early Ford Village Industries development. Integrity of materials and workmanship has been partially compromised by vinyl siding application and partial window replacement. However, the retention of some original wood windows, the enclosed porch, decorative concrete block foundation, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1924 Craftsman residence retains sufficient integrity to convey its historic character and association with early Ford Village Industries development.

Supporting factors include 1924 construction during the significant early Ford period just two years after lamp factory establishment, location on Van Riper Street named for the family who developed Flat Rock's subdivisions, Craftsman form with front-facing gable clearly readable, enclosed front porch with multiple window bays substantially preserved, shed dormer intact, some original wood windows surviving with aluminum storms, projecting bay window retained, decorative concrete block foundation visible, wood porch stairs with railings and lattice skirting preserved, original detached garage as contributing outbuilding, and overall early 1920s Craftsman character evident.

The vinyl siding and partial window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The Craftsman form, enclosed porch, dormer, bay window, surviving original windows, decorative foundation, original garage, and overall historic character remain clearly evident and communicate the property's 1924 construction and architectural significance within Flat Rock's early Ford-era residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0034_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29145 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0036_000 Lot 36 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092882		Long: -83.283796		
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	Minimal Traditional/Ranch	
Building Form	1-Story rectilinear	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding (replacement)	
Foundation Materials	Concrete block	
Window Materials	Aluminum (replacement)	
Window Type	Double-hung sash/Sliding	
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	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 ☒ Vinyl Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29145 Van Riper						
Historic/Original Owner	John B. Speare						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						
Architect/Engineer/Designer	Lloyd Van Riper						

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 29145 Van Riper Street presents as a one-story Minimal Traditional dwelling that exemplifies the simplified residential architecture of the early 1950s, representing the post-World War II phase of residential development that served Flat Rock's established suburban-industrial community during the latter years of the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration that defined practical residential design during the post-war housing boom. The structure demonstrates the modest, middle-class residential architecture that attracted working families to the Van Riper subdivision during 1951, reflecting the housing solutions that served skilled workers and their families who valued practical efficiency within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation and was experiencing renewed growth following the conclusion of World War II.

This building exhibits characteristics that represent post-war residential construction that emphasized efficiency and economy during the period when American communities were experiencing rapid suburban development to accommodate returning veterans and growing families. The standardized proportions, efficient floor plan organization, simplified styling that emphasized function over ornament, and practical construction methods reflect the design principles that characterized residential construction during 1951 when building materials had become fully available again following wartime restrictions and new construction approaches emphasized speed and economy to meet substantial housing demand. The building's overall composition, particularly the straightforward side-gabled roof configuration and systematic window placement, are consistent with post-war residential design approaches that emphasized practical efficiency while providing quality family accommodations during the early 1950s.

The building features a side-gabled roof system constructed with asphalt shingles that provide practical weather protection while maintaining the simplified appearance characteristic of post-war residential architecture. The roof configuration demonstrates the streamlined design approaches that characterized both efficient residential architecture and post-war construction during 1951, providing functional shelter while maintaining the economical construction approaches that enabled rapid suburban development to meet post-war housing demand.

The exterior walls demonstrate replacement vinyl siding that has altered the building's original material character while maintaining the essential form and proportions that define the building's architectural significance. The current siding represents modern maintenance approaches while the underlying structure preserves the building's original design character and residential function. The building retains decorative shutters that provide visual interest and maintain connections to traditional residential character despite the material updates.

The window arrangement demonstrates the systematic approach to fenestration that characterized post-war residential design, with windows arranged in regular configurations that maximize natural light while maintaining the balanced composition and practical proportions valued in efficient residential architecture. The windows appear to be replacement units that maintain appropriate proportions while providing improved energy efficiency and maintenance characteristics. The fenestration pattern demonstrates the balance between practical functionality and residential character that distinguished quality post-war construction during the early 1950s.

The front entrance is accessed through a covered porch that provides practical weather protection while maintaining the modest design approaches valued in post-war residential architecture during the early 1950s. The porch demonstrates the straightforward design solutions that characterized efficient residential construction, providing functional access while maintaining residential character through simplified but quality construction that reflects the established community character of the Van Riper subdivision during the post-war period.

The property exhibits well-maintained suburban landscape characteristics with established lawn areas and maintained plantings that integrate the building with its residential setting while reflecting the development of the Van Riper subdivision over more than seven decades. The mature landscaping demonstrates the established character of this post-war Van Riper subdivision development while complementing the building's practical 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 1955, Lloyd Van Riper resided at 29145 Van Riper St.[1] In 1957, John B. Speare resided at 29145 Van Riper St.[2] In 1961, John B. Speare resided at 29145 Van Riper Street.[3] In 1970, Mrs. John B. Speare resided at 29145 Van Riper Street.[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. 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1951 during the post-WWII housing boom, this Minimal Traditional dwelling represents the continued residential development that demonstrated the sustained success of Ford's Village Industries model. By the early 1950s, Flat Rock had achieved stable suburban-industrial character, and renewed construction accommodated returning veterans and growing families seeking homeownership within the established community. The practical, efficient design reflects post-war building approaches that prioritized economy and accessibility to meet substantial housing demand.

Integrity: The property retains integrity of location, design (one-story massing, side-gabled roof, systematic fenestration clearly legible), setting, feeling, and association within the Van Riper subdivision. Material integrity has been diminished through vinyl siding and replacement windows, though the building maintains sufficient integrity to convey its historical significance as post-war Village Industries residential development.

The c. 1951 construction date places this property within the post-war development phase. The Minimal Traditional form remains clearly legible despite material alterations. The property contributes to understanding the practical housing solutions that served Flat Rock's established workforce during the early 1950s housing 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0036_000; citing records held by the City of Flat Rock.

[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] 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.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Van Riper 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 Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29155 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0037_000 Lot 37 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092749		Long: -83.283786		
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	Minimal Traditional/Ranch	
Building Form	One-story rectangular	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Picture/Double-hung sash w/ shutters	
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	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	29155 Van Riper						
Historic/Original Owner	Frederick Dvonch						
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 29155 Van Riper Street presents as a one-story Minimal Traditional dwelling that exemplifies the refined residential architecture of the early 1950s, representing the post-World War II phase of residential development that served Flat Rock's established suburban-industrial community during the latter years of the Late Period of Significance. The building exhibits the characteristic compact, rectangular massing with a side-gabled roof configuration that defined quality residential design during the post-war housing boom. The structure demonstrates the substantial, middle-class residential architecture that attracted working families to the Van Riper subdivision during 1951, reflecting the housing solutions that served skilled workers and their families who valued both efficiency and traditional character within the mature suburban-industrial community that had evolved from Henry Ford's Village Industries foundation and was experiencing renewed growth following the conclusion of World War II.

This building exhibits characteristics that represent post-war residential construction that emphasized both efficiency and architectural quality during the period when American communities were experiencing rapid suburban development to accommodate returning veterans and growing families. The standardized proportions, efficient floor plan organization, simplified styling that maintained traditional elements including decorative shutters, and quality construction methods reflect the design principles that characterized residential construction during 1951 when building materials had become fully available again following wartime restrictions and construction approaches balanced efficiency with architectural character to meet substantial housing demand while maintaining community standards. The building's overall composition, particularly the straightforward side-gabled roof configuration and systematic window placement with traditional shutters, are consistent with post-war residential design approaches that emphasized practical efficiency while maintaining traditional residential character during the early 1950s.

The building features a side-gabled roof system constructed with asphalt shingles that provide practical weather protection while maintaining the traditional appearance characteristic of quality residential architecture. The roof configuration demonstrates the streamlined design approaches that characterized both efficient residential architecture and post-war construction during 1951, providing functional shelter while maintaining the traditional rooflines that distinguished quality residential development from more basic construction approaches.

The exterior walls demonstrate wood clapboard siding construction that reflects the quality material standards and traditional design preferences that characterized middle-class residential construction during the early 1950s. The consistent white clapboard siding provides authentic residential appearance and traditional character while demonstrating the return to quality building materials following wartime restrictions. The decorative green shutters provide both visual interest and traditional residential character while demonstrating the attention to architectural detail that characterized quality residential development during the post-war period when communities sought to maintain established architectural standards while accommodating rapid suburban expansion.

The window arrangement demonstrates the systematic approach to fenestration that characterized post-war residential design, with windows arranged in regular configurations that maximize natural light while maintaining the balanced composition and traditional proportions valued in quality residential architecture. The windows appear to include double-hung configurations with decorative shutters that create traditional residential character while reflecting the design principles that characterized quality residential construction during the early 1950s. The shutters and window proportions demonstrate the attention to traditional architectural detail that distinguished quality post-war residential construction from more basic housing approaches.

The front entrance maintains traditional residential character through a modest covered entry that provides practical access while maintaining the conservative design approaches valued in quality residential architecture during the early 1950s. The entrance demonstrates the straightforward design solutions that characterized established residential construction, providing functional access while maintaining architectural character through traditional proportions and quality construction that reflects the established community character of the Van Riper subdivision during the post-war period.

The property exhibits exceptionally well-maintained suburban landscape characteristics with extensive established plantings including mature trees, sophisticated garden beds with flowering plants and ornamental features, maintained lawn areas, and quality hardscape elements that integrate the building with its residential setting while reflecting the continued development and enhancement of the Van Riper subdivision over more than seven decades. The sophisticated landscaping demonstrates substantial investment in property enhancement that complements the building's traditional residential architecture and reflects the established prosperity of the Van Riper subdivision during the 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 1955, Frederick Dvonch and family were living at 29155 Van Riper.[1] In 1961, Frederick Dvonch resided at 29155 Van Riper.[2] In 1970, G. T. Dvonch resided at 29155 Van Riper.[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 29155 Van Riper Street is recommended as a contributing resource to the Flat Rock Historic District under Criterion A: Event for its representation of the early 1950s residential development that demonstrated the sustained success of Henry Ford's Village Industries model during the post-World War II housing boom and its significance as a Minimal Traditional dwelling that provided quality, efficient housing solutions for Flat Rock's established industrial workforce during the latter phase of the Late Period of Significance (1920-1975).

Historical Significance Under Criterion A: Event

This 1951 Minimal Traditional dwelling represents the residential development that demonstrated the sustained success of Henry Ford's Village Industries model in maintaining Flat Rock as an attractive suburban-industrial community during the post-World War II housing boom, when the community had achieved stable suburban-industrial character and was experiencing renewed residential development to accommodate returning veterans and growing families seeking quality suburban accommodations within established industrial communities. The property embodies the quality residential construction that served the skilled and supervisory workforce that had been sustained by the long-term employment opportunities created through the Headlamp Plant and Village Industries program, showing how efficient residential construction with traditional character provided essential housing solutions that maintained community stability while offering substantial homeownership opportunities for working families within the mature suburban-industrial community during the post-war period.

The significance of this property as a Minimal Traditional dwelling with quality materials and traditional details demonstrates the role of balanced residential architecture in maintaining stable suburban development that supported sustained industrial success during the early 1950s while adapting to post-war housing demands and construction approaches that emphasized both efficiency and established architectural character. The 1951 construction date places this property within the post-war development phase of the Late Period of Significance, when Flat Rock was demonstrating the continued success of Henry Ford's Village Industries model through renewed residential development that utilized quality housing solutions and traditional architectural approaches that reflected both the community's stability and the sophisticated demands of post-war suburban expansion to accommodate returning veterans and growing families seeking established residential character.

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 quality residential accommodations that combined efficient design with traditional character within the established suburban-industrial community. The Minimal Traditional dwelling with its

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Van Riper 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 Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

quality materials and traditional details provided the substantial, family-oriented living arrangements that appealed to successful working families while offering the efficient design and traditional character that reflected both practical demands and elevated aspirations for established residential accommodations during the post-war period when housing quality and community character became important considerations for veterans and expanding families during the early 1950s.

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_135_04_0037_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29165 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0038_000 Lot 38 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092602		Long: -83.2836842		
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	1966
Architectural Style	Ranch
Building Form	One-story rectangular
Roof Form	Hipped Roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer & aluminum siding
Foundation Materials	Concrete/Brick
Window Materials	Aluminum
Window Type	Double-hung sash w/ shutters, sliding
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	1966-1975 (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	29165 Van Riper						
Historic/Original Owner	Doug Dishon						
Historic Building Use	Single-family residence						
Current Building Use	Single-family residence						

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 1966 ranch-style residence is a single-story residential structure situated on Van Riper Street in Flat Rock. The building represents the continued residential development of the community during the post-Ford Village Industries period and reflects the evolution of Flat Rock's residential character during the 1960s expansion phase within the district's extended period of significance.

The house exhibits typical ranch/rambler characteristics with a simple rectangular plan and low-pitched gable roof that creates the horizontal emphasis characteristic of mid-century suburban design. The roof is covered with asphalt shingles in a standard residential application. The simple roof form reflects the practical, efficient approach to residential construction that characterized community development during the 1960s period of continued growth.

The exterior walls feature a combination of materials typical of 1960s construction: brick veneer on the lower portion providing durability and visual weight, with vinyl siding on upper gable ends. This mixed-material approach was common in mid-century ranch construction and represents the evolution of residential building practices during the district's later development period.

The windows have been updated with modern units, though this represents minor alteration that does not significantly compromise the building's overall ranch character and form. The fenestration includes both single-hung and picture window configurations that maintain the horizontal emphasis and residential scale characteristic of 1960s ranch design.

The front facade displays the asymmetrical composition typical of ranch design, with the main entrance positioned off-center and large windows providing natural light to interior spaces. A concrete stoop provides entry access in the functional manner typical of ranch houses of this period. The overall composition reflects the informal, family-oriented lifestyle that ranch houses were designed to accommodate during the post-war suburban expansion.

The building sits on a concrete foundation appropriate for 1960s construction methods. The property includes mature landscaping that contributes to the residential neighborhood character that developed during the district's later period of significance.

The absence of a garage reflects either the original modest construction approach or represents a later modification, but does not significantly impact the building's contribution to the district's residential development pattern.

The building represents the continued evolution of Flat Rock's residential development during the 1960s and contributes to the understanding of how the community grew and developed throughout the district's full period of significance. The building retains sufficient integrity to convey its 1960s ranch character and its role in the community's residential development pattern.

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, Douglas C. Dishon resided at 29165 Van Riper.[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 1966 property is recommended as **Contributing to the Flat Rock Historical District** under the 50-year rule for historic properties. Built in 1966, the property has achieved the requisite 50+ years of age (as of 2025) and contributes to the understanding of Flat Rock's continued residential development during the district's extended period of significance.

50-Year Rule Application: At nearly 60 years old, this property meets the National Register's 50-year threshold for potential historical significance. The building represents an important phase of community development

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

during the 1960s when Flat Rock continued to evolve as a residential community following the Ford Village Industries period.

Community Development Significance: The property contributes to the district's significance under Criterion A for Community Planning and Development by representing the continued residential growth of Flat Rock during the 1960s. This building type demonstrates how the community adapted and grew during the post-Ford period, maintaining its residential character while accommodating changing architectural styles and construction methods.

Under Criterion C, the building represents the ranch/rambler architectural style that became dominant in American residential construction during the 1960s. While not individually exceptional, it contributes to the district's architectural diversity and represents an important period in American residential design evolution.

Despite minor alterations such as window replacement, the building retains sufficient integrity in location, design, workmanship, setting, feeling, and association to convey its 1960s ranch character and its role in the community's development pattern. The basic form, materials composition, and scale remain intact.

Within the Flat Rock Historical District's extended period of significance, this property represents the community's continued vitality and growth. The district's significance extends beyond the Ford Village Industries period to encompass the full development of the community through the mid-20th century, and this building contributes to that broader narrative.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District under the 50-year rule.

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_135_04_0038_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29305 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0039_000 Lot 39 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092468		Long: -83.283786		
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	1926	
Architectural Style	Vernacular Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Side gable w/projection	
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	

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 ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29305 Van Riper
Historic/Original Owner	Leo & Fanny McLaughlin
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.

This c. 1926 Vernacular Cottage is a single-story frame dwelling occupying a corner lot on Van Riper Street. Constructed two years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial transformation.

The house exhibits a simple cottage form with a side-gabled roof and a **front gable projection** that adds visual interest and interior space. The roof is covered with asphalt shingles with dark brown trim at the eaves. The exterior is clad in tan/beige vinyl siding.

A prominent feature is the **large enclosed front porch** with extensive glazing spanning most of the facade. This enclosed porch—likely an original open porch converted to three-season living space—provides valuable additional living area suited to Michigan's climate. An **aluminum awning** with scalloped edge shelters the porch, representing a mid-century modification (1940s-1960s) that has acquired historic character within the district's period of significance. A decorative front door with oval glass insert provides a welcoming entrance.

A front **wood deck** with black metal railings provides outdoor living space and access to the entrance via wooden steps. The windows are aluminum replacement double-hung units. The property occupies a **corner lot** providing prominent visibility and additional yard space. A detached garage is located on the property. Mature trees shade the yard.

Character-defining features include the side-gabled cottage form with front gable projection, enclosed front porch with extensive glazing, mid-century aluminum awning, corner lot setting, and pre-Village Industries residential character.

This one-story, single-family residence, is situated on Lot 39 in the Van Riper Sub. and in 1941, the address was 29305 Van Riper St.[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 1927, Leo McLaughlin owned lot 39 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, Leo and Fannie McLaughlin and family were living at 29305 VanRiper.[3] In 1940, Leo and Fannie McLaughlin and son were living at 20305 Van Riper St., and Leo was employed as a stock chaser for an auto factory.[4]

In 1950, Frederic and Justina Terns resided at 29305 Van Riper; and Frederic worked as a Die Maker for auto parts manufacturing.[5] In 1961, Frederik Terns resided at 29305 Van Riper.[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. 1926 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1926, two years before Ford's acquisition of property in Flat Rock, this cottage represents the pre-existing residential community that provided the foundation for Village Industries

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 121, entry for Leo McLaughlin; 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, [none] (stamped), enumeration district (ED) 82-1, sheet 4A, dwelling 58, for Leo & Fannie McLaughlin and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 11 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 38, dwelling 405, for Frederic & Justina Terns ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) p. 48, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment.

Pre-Village Industries Concentration on Van Riper Street: This property joins several other pre-1928 houses on Van Riper Street (29455 at c. 1918, 29435 at c. 1924, 29505 at c. 1925, 29325 at c. 1927), demonstrating the street's early development before the Village Industries program. This concentration suggests the Van Riper family's involvement in early residential development of this area.

Enclosed Porch: The enclosed front porch represents a common climate adaptation that has become part of the property's historic character, providing three-season living space suited to Michigan's climate.

Mid-Century Aluminum Awning: The aluminum awning with scalloped edge represents a period modification within the district's significance dates (1922-1975), providing practical sun control and weather protection while adding mid-century character.

Corner Lot Setting: The property's corner lot location provides prominence within the streetscape.

Integrity: The property retains integrity of location, design (cottage form with front gable projection and enclosed porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1926 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The simple cottage form with front gable projection and enclosed front porch remains clearly legible despite material alterations. The mid-century aluminum awning provides period character within the district's significance dates. The corner lot provides prominence. The property contributes to understanding the pre-existing residential patterns that formed the foundation for Village Industries 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0039_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29315 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0040_000 Lot 40 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092339		Long: -83.283762		
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 Traditionalist	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
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:	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	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	29315 Van Riper
Historic/Original Owner	Glen & Hazel Washburn
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.

This c. 1940 Minimal Traditional residence is a single-story frame dwelling on Van Riper Street. Constructed during the established phase of Ford's Village Industries program and in the final pre-war years, the property represents the residential development characteristic of the late 1930s and early 1940s building surge.

The house exhibits a Minimal Traditional form with a side-gabled roof and a **front gable projection** that adds visual interest to the facade. A notable feature is the **decorative fish-scale/scalloped shingle siding** in the front gable peak—a surviving architectural detail that demonstrates the builder's attention to refinement beyond utilitarian construction. This decorative treatment distinguishes the property and provides character despite other material changes.

A substantial **red brick chimney** rises from the main roof mass, providing significant original material and vertical accent. The exterior is clad in white vinyl siding with gray/green trim at the eaves and window surrounds.

A front porch or deck with black metal railings provides outdoor living space, elevated above grade with concrete steps. An American flag is displayed at the entrance. The windows are aluminum replacement double-hung units with dark shutters.

The property features **excellent landscaping** with ferns, hostas, and other foundation plantings creating a lush garden setting. Decorative edging defines the planting beds. A mature tree shades the front yard. The property does not have a garage.

Character-defining features include the Minimal Traditional form with front gable projection, decorative fish-scale shingles in gable, brick chimney, and pre-WWII Village Industries residential character.

This one-story, single-family residence, is situated on Lot 40 in the Van Riper Sub. and in 1941, the address was 29315 Van Riper St.[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 1942, Glen Washburn owned lot 40 in the Van Riper Subdivision and the residence thereon.[2] In 1950, Glenn Washburn resided at 29315 Van Riper; and Glenn worked as a sheet metal worker at the shipyard.[3] In 1961, Mrs. Glen Washburn resided at 29315 Van Riper.[4] In 1970, Mrs. Glen Washburn resided at 29315 Van Riper.[5] Glen Washburn died on 17 July 1967 and Hazel died on 19 Nov 1980; the couple are interred in Michigan Memorial Park.[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**.

Criterion A: Constructed c. 1940 during the established Village Industries era and in the final pre-war years, this Minimal Traditional house represents the residential development that characterized Flat Rock's growth. By

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 637, entry for Glen Washburn; 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 37, dwelling 404, for Glenn Washburn ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Van Riper 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 Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QL9V-C7SS : Sat Jul 06 00:00:47 UTC 2024), Entry for Mrs Haze A Washburn, 1980.

1940, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

Decorative Fish-Scale Shingles: The survival of decorative fish-scale/scalloped shingle siding in the front gable peak represents an important character-defining detail. This ornamental treatment demonstrates the builder's attention to architectural refinement and distinguishes the property from more utilitarian construction. Similar fish-scale detailing was noted at 29436 Walnut Street, suggesting this was a popular decorative element in late 1930s/early 1940s Village Industries housing.

Brick Chimney: The substantial red brick chimney provides significant original material evidence and demonstrates quality construction.

Integrity: The property retains integrity of location, design (Minimal Traditional form with front gable projection and fish-scale detailing clearly legible), workmanship (visible in decorative shingles and brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though decorative elements survive.

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

The c. 1940 construction date places this property within the established pre-WWII Village Industries era. The Minimal Traditional form with front gable projection, decorative fish-scale shingles, and brick chimney remains clearly legible despite material alterations. The surviving decorative shingle treatment provides an important character-defining element. The property contributes to understanding late pre-war residential development patterns in the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0040_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29323 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0041_000 Lot 41 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092162		Long: -83.283766		
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	1927
Architectural Style	Craftsman Bungalow
Building Form	1.5-Story rectilinear
Roof Form	Side gable w/projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding and Shake detail
Foundation Materials	Brick/concrete block
Window Materials	Vinyl Replacement
Window Type	Double-hung sash (porch) & casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 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	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	29323 Van Riper						
Historic/Original Owner	C.A. Munro / Jay & Mabel Fackler						
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.

This c. 1927 Craftsman Bungalow is a 1.5-story frame dwelling on Van Riper Street. Constructed one year before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's subsequent industrial development.

The house exhibits characteristic Craftsman Bungalow form with a side-gabled roof and a **prominent front gable dormer** that provides light and headroom to the upper floor. The dormer features a paired window and **decorative shake shingle siding** in the gable peak—a signature Craftsman detail that survives despite other material changes. A **decorative louvered vent** in the side gable adds architectural interest. The roof is covered with asphalt shingles.

The exterior is clad in dark blue/gray vinyl siding with white trim. While the siding is replacement material, the shake shingle detailing in the gable peaks preserves an important Craftsman character element.

An **enclosed front porch/sunroom** with extensive glazing spans the left portion of the facade—likely an original open porch that was enclosed to provide three-season living space, a common Michigan adaptation. The extensive windows maintain the visual connection to the outdoors while providing weather protection. A covered entry porch with white railings and a metal awning provides access to the main entrance. Concrete steps with white metal railings lead to the porch.

The property features decorative brick edging in the foundation plantings and flowering plants. A detached white garage is located in the rear. Mature trees frame the property.

Character-defining features include the Craftsman Bungalow form, side-gabled roof with front gable dormer, shake shingle detailing in gable peaks, enclosed front porch/sunroom, decorative louvered vent, and pre-Village Industries residential character.

This 1.5-story, single-family residence with garage, is situated on Lot 41 in the Van Riper Sub. and in 1941, the address was 29323 Van Riper St.[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 1927, C.A. Munro [likely Cyril A. Munro] owned lot 41 in the Van Riper Subdivision; and the residence thereon.[2] In 1939, J.S. Fackler owned lot 41 in the Van Riper Subdivision; and the residence thereon.[3] In 1939, Jay S. and Mabel Fackler and family were living at 29323 Van Riper.[4] In 1940, Jay & Mabel Fackler and son were living at 29326 Van Riper St., and Jay was employed as a brakeman for the steam railroad.[5] In 1950, James and Jeanette Reynolds resided at 29323 Van Riper.[6] Robert Theisen resided at 29323 Van Riper from 1961 through 1971.[7]

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 122, entry for C.A. Munroe; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged alphabetically and by subdivision; pg. 187, entry for J.S. Fackler; original records held by Brownstown Township Historical Society.

[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, enumeration district (ED) 82-1, sheet 4A, dwelling 59, family ,Jay & Mabel Faekles and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 11 of 1034; 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 37, dwelling 403, for James & Jeanette Reynolds; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Van Riper 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. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1927, one year before Ford's acquisition of property in Flat Rock, this Craftsman Bungalow represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure and quality architectural design before Ford's industrial investment.

The Craftsman Bungalow was among the most popular American house types during the 1910s-1930s. This property's retention of Craftsman elements—front gable dormer with shake shingle detailing, louvered vent, bungalow form—demonstrates the architectural quality available in pre-Village Industries Flat Rock.

The survival of decorative shake shingle siding in the gable peaks provides important character-defining detail despite replacement of the main wall siding. This mixed-material approach—where original decorative elements are preserved during re-siding—maintains essential Craftsman character.

The enclosed front porch/sunroom represents a common climate adaptation that has become part of the property's historic character, providing three-season living space suited to Michigan's climate.

Integrity: The property retains integrity of location, design (Craftsman Bungalow form with front dormer clearly legible), setting, feeling, and association. Material integrity has been partially diminished through vinyl siding and replacement windows, though shake shingle detailing in gables survives.

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

The c. 1927 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The Craftsman Bungalow form with front gable dormer, decorative shake shingle detailing, and enclosed front porch remains clearly legible despite material alterations. The property joins the neighboring Craftsman Bungalow at 29343 Van Riper (c. 1930), demonstrating the concentration of quality Craftsman-era housing on the street.

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_135_04_0041_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29335 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0042_000 Lot 42 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092048		Long: -83.283757		
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	1949
Architectural Style	Cape Cod
Building Form	1.5-Story rectilinear
Roof Form	Side gable w/ front projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Picture/Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 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 ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29335 Van Riper			
Historic/Original Owner	Thurman & Florence Peacock			
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.

This c. 1949 Cape Cod residence is a 1.5-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period, the property represents the continued popularity of the Cape Cod style alongside the emerging Ranch house form during the late 1940s housing boom.

The house exhibits a distinctive Cape Cod form with a side-gabled roof and a **prominent front gable projection** with steeply pitched roof creating a strong vertical accent. The gable's steep pitch and substantial projection give the house more elaborate character than simple Cape Cod forms. A brick chimney rises from the main roof mass. The exterior is clad in tan/cream vinyl siding with contrasting dark brown trim at the eaves, rake boards, and window surrounds.

A **metal awning** with scalloped edge shelters the front porch area—a mid-century modification popular from the 1940s through 1960s that has acquired historic character within the district's period of significance. The awning provides weather protection while adding period character. The windows are aluminum replacement units including a picture window and double-hung windows.

A large mature shrub or hedge dominates the left side of the facade. An American flag on a freestanding flagpole demonstrates pride of ownership. The property features landscaping with decorative stone/block edging and foundation plantings. A detached garage is located on the property.

Character-defining features include the Cape Cod form with prominent front gable projection, steeply pitched roof, brick chimney, mid-century metal awning, and immediate post-WWII residential character.

History of the Resource

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

In 1950, Thurman and Florence Peacock resided at 29335 Van Riper; and Thurman worked as a trainmaster for the railroad.[1] In 1950, Stuart and Thelma Humphries also resided at 29335 Van Riper; and Stuart worked as an auto mechanic at the local garage.[2] Stuart Humphries resided at 29335 Van Riper from 1960 through 1970.[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**.

Criterion A: Constructed in 1949 during the immediate post-WWII building boom, this Cape Cod house represents the residential development that addressed pent-up housing demand from the war years. The Cape Cod style remained popular through the late 1940s before Ranch houses became dominant. This property joins two other 1949 houses on Van Riper Street (29355 and 29425), demonstrating concentrated post-war residential development on the street.

Three properties on Van Riper Street date to c. 1949—two Cape Cods (29335 and 29355) and one Ranch (29425). This clustering demonstrates the significant residential construction activity in the immediate post-war years and the stylistic choices available to homebuyers at this transitional moment in American residential architecture.

The metal awning over the front porch represents a common mid-century modification that has acquired historic character within the district's period of significance. Such awnings were popular home improvements providing practical sun control and weather protection.

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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 76, dwelling 400, for Thurman & Florence Peacock ; 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] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 37, dwelling 402, for Stuart & Thelma Humphries ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 48, for Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable projection clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1949 construction date places this property in the immediate post-WWII building boom. The Cape Cod form with prominent front gable projection, steeply pitched roof, and brick chimney remains clearly legible despite material alterations. The property is part of a notable 1949 construction cluster on Van Riper Street demonstrating concentrated post-war residential development. The property contributes to understanding immediate post-war housing patterns and the continued popularity of Cape Cod design alongside emerging Ranch house construction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0042_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29343 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0043_000 Lot 43 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091905		Long: -83.283757		
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	1927	
Architectural Style	Craftsman Bungalow	
Building Form	1.5-Story rectilinear building	
Roof Form	Catslide w/dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Stone/Brick	
Window Materials	Vinyl Replacement	
Window Type	Sliding/Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	Yes, 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	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 ☒ Windows/Siding	Moved ☐	Date(s):

Current/Common Name	29343 Van Riper
Historic/Original Owner	John and Nina McFarlen
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	John Karoly (likely)

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.

This c. 1927 Craftsman Bungalow is a 1.5-story frame dwelling on Van Riper Street. Constructed approximately two years after Ford's establishment of the Village Industries lamp plant, the property represents the **first wave of housing construction following the industrial investment** and demonstrates quality residential architecture with distinctive Craftsman features.

The house exhibits a distinctive **catslide roof**—an asymmetrical gable form where one roof slope extends lower than the other, creating a sweeping profile characteristic of Craftsman and Colonial Revival design. A **front dormer** with paired windows punctuates the roof, providing light and headroom to the upper floor. The roof is covered with asphalt shingles.

The exterior displays a **mixed-material treatment** with tan/cream siding on the upper portion and **brick veneer on the lower walls**, providing visual grounding and masonry permanence. The **fieldstone/river stone foundation** is prominently visible around the porch base, adding rustic texture and Craftsman character. This combination of brick and stone demonstrates quality construction exceeding basic frame houses.

A **full-width front porch** with white columns and railings spans the facade—a signature Craftsman feature providing sheltered outdoor living space and creating a welcoming transition between public and private realms. Brick piers support the porch structure. Concrete steps lead to the entrance, which features a decorative door with glass insert.

The windows are aluminum replacement units in double-hung, casement, and picture window configurations. The property features **exceptional landscaping** with ornamental trees, shaped shrubs, hostas, boulder edging, and flowering plants demonstrating pride of ownership. A garage is located in the rear.

Character-defining features include the distinctive catslide roof, front dormer, full-width front porch with columns, mixed brick veneer and siding exterior, fieldstone foundation, and early Village Industries residential character.

History of the Resource

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

In 1927, John Karoly owned lot 43 in the Van Riper Subdivision; and the residence thereon[1] In 1939, John & Nina McFarlen and family were living at 29343 VanRiper.[2] In 1940, John & Nina McFarlen and family were living at 29343 Van Riper St., and John was employed as a relief operator for the oil refinery.[3] In 1950, Charlie & Elmira Jones resided at 29343 Van Riper; and Charlie worked as treater for the oil refinery.[4] In 1954, Richard Armstrong and family were living at 29343 Van Riper.[5] In 1971, William M. Stanifer resided at 29343 Van Riper St.[6]

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 122, entry for John Karoly; original records 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, enumeration district (ED) 82-1, sheet 4A, dwelling 60, for John & Nina McFarlin and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 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 37, dwelling 401, for Charlie & Elmira Jones; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[5] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; 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 Van Riper St. 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. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1927, approximately two years after Ford's establishment of the Village Industries lamp plant, this Craftsman Bungalow represents the **first wave of housing responding to industrial development**. The property demonstrates the quality residential construction that emerged to house workers attracted by Ford's industrial investment, showing that the community quickly developed substantial housing stock following the 1928 plant establishment.

Craftsman Bungalow Style: The Craftsman Bungalow was among the most popular American house types during the 1910s-1930s, prized for its efficient floor plans, quality craftsmanship, and livable features like full-width porches. This property's retention of Craftsman elements—catslide roof, front dormer, full-width porch, mixed materials—demonstrates the architectural quality available to early Village Industries families.

Mixed Masonry Materials: The combination of brick veneer and fieldstone foundation represents quality construction exceeding basic frame houses. These masonry elements provide original material evidence and demonstrate investment in permanent, durable construction.

Integrity: The property retains integrity of location, design (catslide roof form, front dormer, full-width porch clearly legible), workmanship (visible in stone foundation and brick), setting, feeling, and association. Material integrity has been partially diminished through replacement of upper siding and windows, though brick and stone elements survive.

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

The c. 1927 construction date places this property in the first wave of residential development following Ford's 1928 industrial investment. The Craftsman Bungalow form with distinctive catslide roof, front dormer, and full-width porch remains clearly legible. The surviving brick veneer and fieldstone foundation provide original material evidence of quality construction. The property contributes to understanding early Village Industries residential development patterns and demonstrates the architectural quality achieved in the community's first years of industrial-era growth.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0043_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29355 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0044_000 Lot 44 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091767		Long: -83.283742		
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	Cape Cod	
Building Form	1.5-Story rectilinear building	
Roof Form	Side-gable w/front projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
Window Type	Double-hung sash w/ shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage in 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	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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29355 Van Riper					
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	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.

This c. 1949 Cape Cod residence is a 1.5-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the continued popularity of the Cape Cod style into the late 1940s before Ranch houses became dominant.

The house exhibits a distinctive Cape Cod form with a side-gabled roof and a **prominent front gable projection** that adds visual interest and interior space. The steeply pitched front gable creates a strong vertical accent against the horizontal roofline. The roof is covered with asphalt shingles. The exterior is clad in gray or blue-gray vinyl siding.

A small **gabled entry hood** shelters the front door, echoing the pitch of the main roof forms. Concrete steps provide access to the entrance. The windows are aluminum replacement units including a picture window on the right side and double-hung windows with dark decorative shutters throughout. The picture window, a modern feature becoming popular in the late 1940s, provides generous natural light and reflects the transitional nature of post-war residential design.

The property features shaped evergreen shrubs flanking the entrance and foundation plantings. Yard signs celebrate a recent graduate, demonstrating continued family use and community connection. A detached garage is located on the property.

Character-defining features include the Cape Cod form with prominent front gable projection, 1.5-story massing, gabled entry hood, picture window, and immediate post-WWII residential character.

History of the Resource

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

In 1950, Thurman & Florence Peacock resided at 29335 Van Riper; and Thurman worked as train master at the rail road.[1] In 1955, Thurmon Peacock and family were living at 29355 Van Riper.[2] In 1961, T.S. Peacock resided at 29355 Van Riper.[3] In 1970, T.S. Peacock resided at 29355 Van Riper.[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. 1949 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1949 during the immediate post-WWII building boom, this Cape Cod house represents the residential development that addressed pent-up housing demand from the war years. The Cape Cod style, popular throughout the late 1930s and early 1940s, continued to be built in the immediate post-war period before Ranch houses became dominant. This property demonstrates the stylistic transition occurring in American residential architecture around 1949-1950.

Post-WWII Context: The c. 1949 construction date places this property in the transitional period between traditional Cape Cod construction and the emerging Ranch house dominance. The inclusion of a picture window—a feature more associated with Ranch houses—reflects this transitional moment in residential design.

Van Riper Street Development: This 1949 Cape Cod joins the earlier pre-Village Industries houses and the contemporary Ranch at 29425 Van Riper, demonstrating the street's continued development through the immediate post-war years.

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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 76, dwelling 400, for Thurman & Florence Peacock; 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] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 47, for Van Riper 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 Van Riper in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable projection and gabled entry hood clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1949 construction date places this property in the immediate post-WWII building boom, representing the continued popularity of Cape Cod design alongside emerging Ranch house construction. The Cape Cod form with prominent front gable projection, gabled entry hood, and picture window remains clearly legible despite material alterations. The property contributes to understanding post-war residential development patterns on Van Riper Street.

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_135_04_0044_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29405 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0045_000 Lot 45 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0916406		Long: -83.283664		
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	1990
Architectural Style	Contemporary Ranch
Building Form	One-story rectilinear
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl
Window Type	Double-hung sash and picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	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	Not applicable
Period(s) of Significance	Not applicable (built outside 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: Not applicable	Intact ☐ Altered ☐ Moved ☐ Date(s):
Current/Common Name	29405 Van Riper
Historic/Original Owner	Harold & Lucille Oestrike / Mark & Kelly Wrobel
Historic Building Use	Single-family residence
Current Building Use	Single-family residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Robert Wrobel (rebuilt 1990)

Survey Date	26 Oct 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 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1990, representing residential development that occurred eighteen years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic low-profile rectangular massing with a front-facing gabled roof configuration that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a front-facing gabled roof system with an integrated front porch that provides practical outdoor living space while reflecting the suburban residential design approaches that became standard during the 1990s. The roof is constructed with asphalt shingles that provide weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction.

The exterior walls demonstrate vinyl siding construction that reflects the modern material preferences and maintenance considerations that characterized residential construction during the 1990s. The vinyl siding provides practical weather protection and low maintenance requirements while representing the material approaches that distinguished contemporary construction from the traditional building materials such as wood clapboard siding, wood shingle siding, and brick construction that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design during the 1990s, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while utilizing vinyl window materials that differ substantially from the wood window materials and traditional proportions that characterized historical residential construction in Flat Rock.

The front entrance is accessed through a covered front porch that provides practical outdoor living space while reflecting the suburban residential design approaches that characterized contemporary residential construction during the 1990s. The porch provides functional access while representing design approaches that differ from the traditional porch configurations and architectural detailing that characterized historical residential development in the Van Riper subdivision.

History of the Resource

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

The residence at 29405 was re-built by Robert Wrobel in 1990; thus it is classified as a **non-contributing** resource to the Flat Rock Historical District because it is outside the 50 year threshhold.

The previous structure was associated with the following families. In 1939, Harold and Lucille Oestrike were living at 29405 VanRiper.[1] In 1940, Harold and Lucille Oestrike and son were living at 29405 Van Riper St., and Harold was the owner for the dealership car sales & service.[2] In 1950, Ervin and Selma Draftz resided at 29405 Van Riper; and Ervin worked as laborer for the gas utility.[3] In 1955, Selma G. Draftz and family were living at 29405 Van Riper.[4]

[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, enumeration district (ED) 82-1, sheet 4A, dwelling 61, family ,Harold & Lucille Oestrike and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 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 37, dwelling 399, for Ervin & Selma Draftz; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; 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 house at 29405 Van Riper St. is not significant under any of the National Register Criteria. The house at 29405 Van Riper St was constructed in 1990 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Flat Rock Historic District.

The property at 29405 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it eighteen years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

This 1990 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed eighteen years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials including vinyl siding and vinyl windows, contemporary design approaches emphasizing simplified forms and suburban residential patterns, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions including Craftsman bungalows, Colonial Revival dwellings, and Cape Cod cottages, or community planning approaches that characterized Flat Rock's historical evolution from rural mill community to suburban-industrial center.

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District, as it postdates both the Early Period of Significance associated with the Vreeland family's mill community development and the Late Period of Significance associated with Henry Ford's Village Industries program and subsequent suburban-industrial growth.

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance. The one-story form and suburban lot placement reflect the residential density and community planning approaches established during the historical development of the Van Riper subdivision, even though the architectural character and construction materials differ from the historical building traditions.

The property at 29405 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations with either the Early Period Vreeland mill community development or the Late Period Ford Village Industries suburban-industrial transformation that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

This property should be documented as a non-contributing resource that represents contemporary residential development occurring after the conclusion of the district's periods of significance. The property's non-contributing status reflects its temporal relationship to the district's historical development rather than any deficiencies in architectural quality or compatibility, and its inclusion within the district boundaries reflects the practical considerations of maintaining coherent district boundaries while acknowledging that not all properties within a historic district possess individual historical significance. The property demonstrates the continued

residential use of the Van Riper subdivision while lacking the historical context that would connect it to the significant community planning and development themes that define the Flat Rock Historic District's eligibility for National Register listing.

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_135_04_0045_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29415 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0045_000 Lot 45 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091634		Long: -83.283757		
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	1990	
Architectural Style	Contemporary Ranch	
Building Form	One-story irregular	
Roof Form	Cross-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double-hung sash and picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	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	Not applicable					
Period(s) of Significance	Not applicable (built outside 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	29415 Van Riper					
Historic Building Use	Single-family residence					
Current Building Use	Single-family residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	28 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 29415 Van Riper Street presents as a one-story contemporary ranch dwelling constructed in 1990, representing residential development that occurred eighteen years after the conclusion of Flat Rock's Late Period of Significance. The building exhibits the characteristic irregular massing with a cross-gabled roof configuration that defined suburban residential construction during the late 20th century. The structure demonstrates the contemporary residential architecture that reflects modern building standards and design preferences that differ substantially from the historical development patterns that characterized the Van Riper subdivision during its periods of historical significance.

The building features a cross-gabled roof system with an integrated front porch that provides practical outdoor living space while reflecting the suburban residential design approaches that became standard during the 1990s. The roof is constructed with asphalt shingles that provide weather protection while maintaining the contemporary appearance characteristic of late 20th-century residential construction. The cross-gabled configuration demonstrates the complex rooflines that characterized contemporary suburban residential design while differing from the traditional roof forms that defined historical residential development in the Van Riper subdivision.

The exterior walls demonstrate vinyl siding construction that reflects the modern material preferences and maintenance considerations that characterized residential construction during the 1990s. The vinyl siding provides practical weather protection and low maintenance requirements while representing the material approaches that distinguished contemporary construction from the traditional building materials such as wood clapboard siding, wood shingle siding, and brick construction that characterized historical residential development in the Van Riper subdivision during its periods of significance.

The window arrangement demonstrates the systematic approach to fenestration that characterized contemporary residential design during the 1990s, with windows arranged in configurations that prioritize energy efficiency and modern living patterns while utilizing vinyl window materials that differ substantially from the wood window materials and traditional proportions that characterized historical residential construction in Flat Rock. The windows include both double-hung and picture window configurations that reflect contemporary preferences for natural light and energy efficiency.

The property exhibits contemporary suburban landscape characteristics with maintained lawn areas, modern landscaping features, and site planning that integrate the building with current residential standards while representing development approaches that postdate the historical periods of significance that define the Flat Rock Historic 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.

The property at 29415 Van Riper Street was constructed in 1990 within the Van Riper subdivision, which was originally platted in September 1922 as part of the residential development that followed Henry Ford's establishment of the Village Industries Headlamp Plant. However, the 1990 construction date places this property eighteen years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical periods that define the significance of the Flat Rock Historic District.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 house at 29415 Van Riper St. is not significant under any of the National Register Criteria. The house at 29415 Van Riper St was constructed in 1990 and falls outside the period of significance for the district. It is recommended as a non-contributing resource to the Flat Rock Historic District.

The property at 29415 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it eighteen years after the conclusion of the Late Period of Significance (1920-1975). The property does not meet the National Register criteria for individual listing and does not contribute to the historical significance of the Flat Rock Historic District.

This 1990 contemporary ranch dwelling does not possess historical significance within the context of the Flat Rock Historic District's periods of significance. The property was constructed eighteen years after the conclusion of the Late Period of Significance (1920-1975), representing contemporary residential development that occurred well after the historical events and development patterns that define the district's significance. The building does not reflect the community planning and development themes that characterized Flat Rock's transformation from a rural mill town during the Early Period (1834-1920) or the suburban-industrial development that occurred during Henry Ford's Village Industries era and its aftermath during the Late Period (1920-1975).

The property's contemporary construction utilizes modern materials including vinyl siding and vinyl windows, contemporary design approaches emphasizing complex rooflines and suburban residential patterns, and building techniques that differ substantially from the historical construction methods and architectural character that defined residential development during the district's periods of significance. The building does not contribute to the district's ability to convey the historical development patterns, architectural traditions including Craftsman bungalows, Colonial Revival dwellings, and Cape Cod cottages, or community planning approaches that characterized Flat Rock's historical evolution from rural mill community to suburban-industrial center.

The property does not meet the National Register criteria for individual listing under any of the four criteria (A, B, C, or D) due to its recent construction date and lack of historical associations with the events, persons, architectural developments, or archaeological resources that might qualify it for National Register listing. The property lacks the historical significance necessary for contributing status within the Flat Rock Historic District, as it postdates both the Early Period of Significance associated with the Vreeland family's mill community development and the Late Period of Significance associated with Henry Ford's Village Industries program and subsequent suburban-industrial growth.

While the property does not contribute to the historical significance of the Flat Rock Historic District, its contemporary design and materials do not substantially detract from the district's overall historical character. The building's location within the Van Riper subdivision maintains the basic residential land use patterns that characterized historical development, and its scale and siting are generally compatible with the suburban residential context established during the district's periods of significance. The one-story form and suburban lot placement reflect the residential density and community planning approaches established during the historical development of the Van Riper subdivision, even though the architectural character and construction materials differ from the historical building traditions.

The property at 29415 Van Riper Street is recommended as a non-contributing resource to the Flat Rock Historic District due to its 1990 construction date, which places it outside the periods of significance that define the district's historical importance. The property does not possess the historical associations with either the Early Period Vreeland mill community development or the Late Period Ford Village Industries suburban-industrial transformation that would qualify it as a contributing resource. While the building does not detract substantially from the district's historical character, it lacks the historical significance necessary for contributing status.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0045_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29425 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0047_000 Lot 47 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091357		Long: -83.283777		
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	1949	
Architectural Style	Ranch	
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	Double-hung/sliding	
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	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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29425 Van Riper					
Historic/Original Owner	Charles & Anna Blata					
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.

This c. 1949 Ranch residence is a single-story frame dwelling on Van Riper Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the early emergence of Ranch house design that would dominate American residential construction throughout the 1950s.

The house features a **hipped roof** with asphalt shingles creating horizontal emphasis characteristic of Ranch design. A brick chimney rises from the roof mass. The exterior is clad in white vinyl siding with black shutters flanking the windows.

A significant feature is the **integrated garage** on the left side of the house, seamlessly incorporated into the main building mass under the continuous roofline. This early example of automobile integration represents the evolution of residential planning toward the automobile-oriented suburban patterns that would characterize post-war development. By 1949, integrated garages were becoming standard in Ranch house design, reflecting the automobile's central role in American suburban life.

A small covered entry porch with metal railings provides sheltered access to the front door. The windows are aluminum double-hung units, likely replacements. A wide concrete driveway leads to the garage. The property features a well-maintained lawn.

The photograph captures active residential use with people gathered in the garage area—demonstrating the garage's dual function as both automobile storage and informal social space, a characteristic use pattern of American suburban living.

Character-defining features include the Ranch form with hipped roof, integrated garage, single-story horizontal massing, brick chimney, and post-WWII suburban residential character.

History of the Resource

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

In 1955, Charles F. Blata and family were living at 29425 Van Riper.[1] In 1960, Charles F. Blata resided at 29425 Van Riper.[2] Anna Blata resided at 29245 Van Riper St. through 1963; and Lowell Thomas resided at 29425 Van Riper form 1964 through 1971.[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**.

Criterion A: Constructed in 1949 during the immediate post-WWII building boom, this Ranch house represents the early emergence of the house type that would transform American residential patterns. Following the lifting of wartime building restrictions and material rationing, communities like Flat Rock experienced significant residential construction as returning veterans and growing families sought homeownership. The 1949 date places this property at the beginning of the Ranch house era.

Integrated Garage: The seamless incorporation of the garage into the main house represents a significant development in American residential planning. While attached garages appeared sporadically in the 1930s and 1940s, they became standard features of Ranch house design by the late 1940s. This property demonstrates the automobile-oriented planning that characterized post-war suburban development.

Van Riper Street Context: This 1949 Ranch joins the earlier pre-Village Industries houses on Van Riper Street, demonstrating the street's continued development from the 1910s-1920s through the post-war era.

[1] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (various) for Van Riper St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (various) for Van Riper St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (Ranch form with hipped roof and integrated garage clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1949 construction date places this property at the beginning of the Ranch house era, representing the post-WWII housing boom. The Ranch form with hipped roof and integrated garage remains clearly legible despite material alterations. The integrated garage demonstrates the automobile-oriented suburban planning that characterized post-war residential development. The property contributes to understanding the evolution of Van Riper Street from pre-Village Industries settlement through post-war suburban 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0047_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29435 Van Riper Street [412 Van Riper St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0048_000 Lot 48 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091357		Long: -83.283777		
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	Cottage	
Building Form	1-Story rectilinear building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Decorative Shake	
Foundation Materials	Concrete block	
Window Materials	Aluminum	
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 ☒ Shake/Windows	Moved ☐	Date(s):			
Current/Common Name	29435 Van Riper						
Historic/Original Owner	Claude Lombard & wife / Jesse & Nellie James / John B. & Julia Longpre						
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.

This c. 1924 Vernacular residence is a single-story frame dwelling on Van Riper Street. Constructed four years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's later industrial transformation.

The house exhibits a simple side-gabled cottage form with a moderate roof pitch covered in asphalt shingles. The exterior is clad in **wood shake shingle siding** painted a distinctive blue color. Whether the shake siding is original to the 1924 construction or a later application over original cladding is uncertain without further documentation. Regardless of origin, the wood shake siding provides an attractive textured surface and demonstrates the cottage character associated with 1920s residential design.

A front porch with white railings spans a portion of the facade, providing sheltered outdoor living space and a welcoming entrance. Concrete steps lead to the porch. The windows are aluminum double-hung units, likely replacements, with white trim that complements the white porch railings.

The property features **exceptional landscaping** with decorative stone border edging, shaped evergreen shrubs, flowering plants, and a well-maintained lawn demonstrating pride of ownership and continued investment. Yard signs are visible in the front garden. A garage is located at the rear of the lot. Mature trees provide shade and frame the property.

The property's location on **Van Riper Street** connects it to the Van Riper family prominent in Flat Rock's development history.

Character-defining features include the side-gabled cottage form, original wood shake shingle siding, front porch, and pre-Village Industries 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 1925, Claude Lombard & wife owned lot 48 in the Van Riper Subdivision; and the residence thereon, 412 Van Riper St.[1] In 1927, Jesse James owned lot 48 in the Van Riper Subdivision; and the residence thereon, 412 Van Riper St.[2] In 1930, Jesse A. & Nellie James were living at 412 Van Riper St., and Jesse was employed as a Station Assistant for Railroad.[3]

In 1939, John and Julia Longpre were living at 29435 VanRiper.[4] In 1940, John and Julia Longrprey and daughter were living at 29435 Van Riper St., and John was employed as a plumber for his own shop.[5] In 1950, John B. and Julia Longpre resided at 29435 Van Riper; and John worked as tinsmith/plumber at a tin shop.[6] In 1957, J.B. Longpre resided at 29435 Van Riper St.[7] Julia (nee Dunn) Longpre died on 23 November 1967 and John Baptist Longpre died on 15 March 1969; both Longpre's are interred in St. Patrick's Cemetery in Carleton, Michigan.[8]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 97, entry for Claude Lombard & wife; original records held by Brownstown Township Historical Society.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 122, entry for Jesse James; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 26, family 26, for Jesse A. & Nellie James; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268, Image 441 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 63, for John & Julia Longrprey and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; 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 37, dwelling 397, for John B. & Juklia Longprey ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[7] 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.

[8] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:W36R-5JZM : Mon Mar 31 19:13:39 UTC 2025), entry for Julia Mary (nee Dunn) Longpre.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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**.

Criterion A: Constructed c. 1924, four years before Ford's acquisition of property in Flat Rock, this house represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment.

The wood shake shingle siding, painted blue, provides textured character whether original or a later application. Wood shakes were a popular exterior treatment for cottage-style homes, and the material maintains appropriate residential character for the property's period.

Integrity: The property retains integrity of location, design (cottage form with front porch clearly legible), setting, feeling, and association. Material integrity is uncertain regarding the wood shake siding's origin.

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

The c. 1924 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The simple cottage form with front porch remains clearly legible despite material alterations. The wood shake siding, whether original or later applied, provides appropriate cottage character. The property contributes to understanding the pre-existing residential patterns that characterized early Flat Rock development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0048_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29455 Van Riper Street [404 Van Riper St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0050_000 Lot 50 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090915		Long: -83.283722		
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	1918	
Architectural Style	Vernacular	
Building Form	1.5-Story rectilinear building	
Roof Form	Front gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
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	1918-1975 (Transitional and Late Periods 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	29455 Van Riper			
Historic/Original Owner	Moses & Mary Hendershot			
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.

This c. 1918 Vernacular residence is a 1.5-story frame dwelling on Van Riper Street. Constructed a full **decade before Ford's establishment of the Village Industries lamp plant**, the property represents the earliest phase of residential development in the district and demonstrates the pre-existing community that would later attract Ford's industrial investment.

The house exhibits the classic **gable-front vernacular form** common throughout the Midwest during the late 19th and early 20th centuries. The front-facing gable creates a strong vertical emphasis and maximizes use of narrow urban lots—though this property occupies a generous parcel. The roof is covered with asphalt shingles. The exterior is clad in light gray vinyl siding.

A **full-width front porch** with white railings, dark posts, and a shed roof spans the main facade, providing sheltered outdoor living space and creating a welcoming entrance. A decorative lamp post stands near the porch steps. A **side wing** with its own gabled roof extends from the main house, likely an early addition that expanded living space while maintaining compatible design.

The windows are aluminum replacement double-hung units. The concrete block foundation supports the frame structure. The property occupies a generous lot with mature evergreen and deciduous trees creating a parklike setting.

The property's location on **Van Riper Street** connects it to the Van Riper family prominent in Flat Rock's development history, including Van Riper Subdivision No. 2 and builder Paul Van Riper.

Character-defining features include the gable-front vernacular form, full-width front porch, 1.5-story massing, side wing addition, and early 20th-century residential character predating the Village Industries era.

This 1.5-story, single-family residence, is situated on Lot 50 in the Van Riper Sub. and in 1941, the address was 29455 Van Riper 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, Frank Smith & wife owned lot 50 in the Van Riper Subdivision; and the residence thereon, 404 Van Riper St.[2] In 1930, Moses G. & Mary S. Hendershot were living at 404 Van Riper St., and employed as an ovenman for the Lamp Plant.[3] In 1939, Moses and May Hendershot and family were living at 29455 Van Riper.[4] In 1940, Moses and Mary Hendershot and son were living at 29455 Van Riper St., and Moses was employed as an independent carpenter.[5] In 1950, Mary Hendershot resided at 29455 Van Riper St.[6] In 1955, R.J. Comer and family were living at 29455 Van Riper.[7] In 1960, Mrs. Jean Guess resided at 29455 Van Riper.[8] In 1966, Charles L. Francisco resided at 29455 Vasn Riper St.[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.

This c. 1918 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1918, a full decade before Ford's acquisition of property in Flat Rock, this house represents the **earliest phase of residential development** documented in the district. The property demonstrates that Flat Rock possessed established residential infrastructure well before the Village Industries program, providing the community foundation that would prove essential to Ford's industrial vision.

The c. 1918 construction date places this property among the oldest documented in the survey, predating even the 1920s houses that represent the immediate pre-Village Industries period. This early date connects the property to Flat Rock's agricultural-era settlement patterns before the community's industrial transformation.

The front-gabled vernacular house was one of the most common residential types in the Midwest from the late 19th century through the 1920s. This property demonstrates the traditional building patterns that characterized Flat Rock before Village Industries brought new architectural styles and increased residential construction.

The property's location on Van Riper Street connects it to the family prominent in Flat Rock's development, suggesting the early platting and development of this area by the Van Riper family.

Integrity: The property retains integrity of location, design (gable-front form with full-width porch and side wing clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1918 construction date makes this one of the earliest residential properties documented in the district, representing the pre-Village Industries community foundation. The gable-front vernacular form with full-width

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by subdivision; pg. 97, entry for Frank Smith & wife on lot 50; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 218 (stamped), enumeration district (ED) 82-880, sheet 2A, dwelling 24, family 24,Moses G. & Mary S. Herdershot ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-FT?cat=1036363&i=440&lang=en&cc=1810731 : accessed 27 July 2025), FHL# 004951268 Image 441 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 4A, dwelling 65, Moses & Mary Hendershot and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 of 1034; 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 37, dwelling 395, for Mary Hendershot ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1963-1966**) for Van Riper St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

front porch and side wing remains clearly legible despite material alterations. The property's location on Van Riper Street connects it to the family prominent in the community's development. The property contributes to understanding the earliest residential patterns in Flat Rock before the Village Industries transformation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0050_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29505 Van Riper Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_04_0052_000 Lot 51 & 52 Van Riper's Subdivision (September 1922)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090648		Long: -83.283683		
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	
Building Form	1-Story rectilinear building	
Roof Form	Hip roof w/prairie influence	
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	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 ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29505 Van Riper			
Historic/Original Owner	Anna Mackie			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	unknown			

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.

This c. 1925 Vernacular residence with Prairie influence is a single-story frame dwelling on Van Riper Street. Constructed approximately three years before Ford's establishment of the Village Industries lamp plant, the property represents the pre-existing residential community that provided the foundation for the community's later industrial transformation.

The house features a **hipped roof** that creates strong horizontal emphasis characteristic of Prairie-influenced design. The broad, sheltering roofline with its low pitch and wide eaves gives the modest cottage a sense of horizontal repose associated with the Prairie aesthetic that was popular during the 1920s. The roof is covered with asphalt shingles. The exterior is clad in yellow vinyl siding, a cheerful color that distinguishes this property within the streetscape.

A **projecting bay or bump-out section** on the front facade contains a picture window, adding interior space and natural light. This projection may be original or an early addition that has become part of the property's character. The windows are vinyl replacement units including the picture window and double-hung windows throughout.

The concrete block foundation is visible with basement windows, indicating a full basement—a common feature in Michigan residential construction for utility space and frost protection. New orange/natural wood steps with white railings provide access to the front entrance. The property features a well-maintained lawn with decorative boulder edging and mature shade trees. A garage is located at the rear, likely original or an early addition.

The property's location on **Van Riper Street** connects it to the Van Riper family, prominent in Flat Rock's development history. The Van Riper name appears in multiple contexts: Van Riper Subdivision No. 2, Van Riper Street, and builder Paul Van Riper who constructed custom brick ranch houses in the early 1950s.

Character-defining features include the hipped roof with Prairie-influenced horizontal emphasis, single-story cottage form, projecting bay window section, and pre-Village Industries residential character.

This one-story, single-family residence with garage, is situated on Lot 52 in the Van Riper Sub. and in 1941, the address was 29505 Van Riper 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, Frank Smith & wife owned lot 52 of the Van Riper Subdivision; and the residence there on.[2]

In 1927, Norman Mackie Sr. owned lot 52 of the Van Riper Subdivision; and the residence there on.[3] In 1939, Mrs. Norman Mackie owned lot 52 of the Van Riper Subdivision; and the residence there on, 29505 Van Riper St.[4] In 1939, Anna Mackie was living at 29505 VanRiper.[5] In 1940, Annie Mackie [retired] and grandaughter were living at 29505 Van Riper St.[6]

In 1950, James and Mabel Edward and family resided at 29505 Van Riper; and James worked as a manager at grocery retail.[7]

James R. Edward resided at 29505 Van Riper in 1959.[8] In 1970, James Edward resided at 29505 Van Riper.[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.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1925, approximately three years before Ford's acquisition of property in Flat Rock, this house represents the pre-existing residential community that provided the foundation for Village Industries development. The property demonstrates that Flat Rock possessed established residential infrastructure before Ford's industrial investment, contributing to the community's attractiveness for the Village Industries program.

Prairie Influence: The hipped roof with its horizontal emphasis reflects the Prairie aesthetic popular during the 1920s. While modest in scale, the design demonstrates awareness of contemporary architectural trends and brings design sophistication to a simple cottage form.

Van Riper Street Location: The property's location on Van Riper Street connects it to the Van Riper family's significant role in Flat Rock's development. The Van Riper name appears throughout the district in subdivisions, street names, and the documented work of builder Paul Van Riper, suggesting a family with substantial involvement in the community's growth.

Integrity: The property retains integrity of location, design (hipped-roof cottage form with projecting bay clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1925 construction date places this property in the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The hipped-roof cottage form with Prairie-influenced horizontal emphasis and projecting bay window remains clearly legible despite material alterations. The property's location on Van Riper Street connects it to the family prominent in Flat Rock's development history. The property contributes to understanding the pre-existing residential patterns that formed the foundation for Village Industries community development.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically; pg. 97, entry for Frank Smith & wife; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically; pg. 122, entry for Norman Mackie Sr.; original records held by Brownstown Township Historical Society.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged alphabetically; pg. 188, entry for Mrs. Norman Mackie; original records held by Brownstown Township Historical Society.

[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 4A, dwelling 67, Anna Mackie and grandaughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW97?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 11 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 37, dwelling 393, for James & Mabel Edward and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-B?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 38 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street 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. 57, for Van Riper 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_04_0052_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29036 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0168_000 Lot 168 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094132	Long: -83.281046			
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	Colonial Revival	
Building Form	2 story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Casement/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	2 small sheds/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 (within district's 1920-1975 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	29036 Walnut					
Historic/Original Owner	Charles Willis Family					
Current Building Use	Single Family Residence					
Builder/Contractor	Andrew Bodary (likely)					

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

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

Form date: 6/25/201

Narrative Architectural Description

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

This c. 1953 Vernacular residence with Colonial Revival influence is a two-story frame dwelling occupying a prominent corner lot at Walnut Street and Gibraltar Road. Constructed during the peak of post-war suburban development, the property exhibits a distinctive design with an **enclosed breezeway connecting the house to its garage**—a popular configuration in early 1950s residential architecture that provided sheltered passage between living and automobile spaces.

The house features a side-gabled roof covered with asphalt shingles. The exterior displays a distinctive two-tone treatment with tan vinyl siding on the lower walls and **shake shingle siding in the upper gable area**—a design choice that adds visual interest and references traditional New England building patterns. This combination of horizontal siding below and textured shingles above was a common mid-century approach to adding architectural character to otherwise simple forms.

The **enclosed breezeway** on the left side connects the main house to the garage, creating a unified building composition. This breezeway-garage configuration became popular in the early 1950s as an evolution from the earlier detached garage, providing weather-protected access while maintaining separation between living and utility spaces. The breezeway features an American flag and entry door.

The windows are vinyl replacement units including a picture window on the first floor and double-hung windows. Concrete steps with metal railing lead to the front entrance. Foundation plantings and flower containers demonstrate continued property investment. The corner lot provides prominent visibility from two streets. Mature trees including a striking copper beech (purple foliage) shade the property.

Character-defining features include the two-story form with side-gabled roof, two-tone siding treatment with shake shingles in gable, enclosed breezeway connecting to garage, corner lot setting, and early 1950s 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 1942, Andrew Bodary owned lot 168 of the Van Riper Subdivision No. 2; there was no structure on the lot.[1] In 1953, Charles M. Willis and family were living at 29036 Van Riper.[2] Charles Willis was living at 29036 Walnut Street from 1959 through 1971.[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**.

Criterion A: Built in 1953 at the peak of post-war suburban development, this property represents Flat Rock's continued residential growth during the prosperous early 1950s. The two-story form with Colonial Revival influences demonstrates the persistence of traditional house types alongside the emerging Ranch house that was beginning to dominate residential construction.

The enclosed breezeway connecting house to garage represents an important transitional form in American residential planning. This configuration evolved from the earlier detached garage pattern, providing weather-protected passage while maintaining separation between living and utility spaces. By the later 1950s, fully integrated attached garages would become standard, making this breezeway configuration a significant marker of early 1950s residential design thinking.

The property's location at Walnut and Gibraltar provides prominent visibility and demonstrates the extension of residential development to this corner by 1953.

The combination of horizontal siding below and shake shingles in the gable reflects mid-century design preferences for adding visual interest and traditional references to residential architecture.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol.3, pg. 620, entry for Andrew Bodary; original records 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." (1959-71) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity: The property retains integrity of location, design (two-story form with breezeway-garage configuration clearly legible), setting, feeling, and association. Material integrity has been diminished through replacement siding and windows.

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

The c. 1953 construction date places this property at the peak of post-war suburban development. The two-story form with enclosed breezeway-garage configuration, two-tone siding treatment, and corner lot setting remains clearly legible despite material alterations. The breezeway-garage design represents an important transitional form in American residential planning between detached garages and fully integrated attached garages. The property contributes to understanding early 1950s residential development patterns 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) Parcel #58_135_06_0168_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29046 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0165_000 Lot 165 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093873		Long: -83.281178		
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	Cape Cod Revival	
Building Form	1.5-Story rectilinear	
Roof Form	Side gable w/projection	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	vinyl siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacement	
Window Type	Picture/Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29046 Walnut						
Historic/Original Owner	Ralph & Margaret Cameron						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						

Survey Date	23 Oct 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. 1948 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed in the immediate post-WWII period when building restrictions were lifted and materials became available, the property represents the housing boom that addressed pent-up demand from the war years. The Cape Cod style remained popular into the late 1940s before Ranch houses began to dominate residential construction.

The house exhibits the classic Cape Cod form with a side-gabled roof and a front gable accent. A decorative round or octagonal vent window in the front gable peak adds architectural interest—a common Cape Cod detail referencing Colonial-era design. The roof is covered with asphalt shingles in a brown tone. The exterior is clad in white or cream vinyl siding.

A **screened-in front porch** spans a portion of the facade, providing three-season outdoor living space—a valuable feature in Michigan's climate. The screened porch, whether original or an early enclosure of an open porch, has become part of the property's character. Concrete steps provide access to the porch entrance. An American flag displayed at the porch demonstrates pride of ownership.

The windows are vinyl replacement units including picture windows and double-hung windows. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod houses. Foundation plantings with a decorative white picket border add charm to the front yard. A carport or covered structure is visible at the right side of the property.

Character-defining features include the Cape Cod form with front gable accent containing decorative round vent, screened-in front porch, 1.5-story massing, and overall post-war residential character.

This one-story, single-family residence is situated on Lot 165 in the Van Riper Sub. No. 2 and in 1941, the address was 29046 Walnut.[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 1950, Ralph & Margaret Cameron and sons resided at 29046 Walnut; and Ralph worked as barber at his own barber shop.[2] Ralph R. Cameron resided at 29046 Walnut in 1959.[3] Ralph R. Cameron died on 14 August 1993.[4]

"The home of Ralph Cameron and family. He had a barbershop on E. Huron River Dr. across from the Flat Rock Hardware."[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 c. 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed in 1948 during the immediate post-WWII building boom, this Cape Cod house represents the residential development that addressed housing demand pent up during the war years. Following the lifting of wartime building restrictions and material rationing, communities like Flat Rock experienced significant residential construction as returning veterans and growing families sought

[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.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 38, dwelling 412, for Ralph & Margaret Cameron and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 39 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "United States, Social Security Death Index," database, *FamilySearch* (https://familysearch.org/ark:/61903/1:1:V9LB-3N5 : 10 January 2021), Ralph R Cameron, 14 Aug 1993; citing U.S. Social Security Administration, *Death Master File*, database (Alexandria, Virginia: National Technical Information Service, ongoing).

[5] 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.

homeownership. The Cape Cod style, which had been popular throughout the late 1930s and early 1940s, continued to be built in the immediate post-war years before Ranch houses became dominant.

Post-WWII Context: The c. 1948 construction date places this property in the transitional period between the wartime hiatus and the full emergence of post-war suburban patterns. Houses from this period often retained pre-war styles like the Cape Cod while incorporating some post-war features. This property demonstrates the continuity of Cape Cod construction from the Village Industries era into the post-war period.

Screened Porch: The screened-in front porch provides valuable three-season living space well-suited to Michigan's climate and represents a common residential feature that enhances livability.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable accent and screened porch clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows.

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

The c. 1948 construction date places this property in the immediate post-WWII period, representing the housing boom that followed wartime restrictions. The Cape Cod form with front gable accent, decorative round vent window, and screened-in front porch remains clearly legible despite material alterations. The property demonstrates the continuity of Cape Cod construction from the pre-war Village Industries era into the post-war period and contributes to the residential streetscape of Walnut Street.

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_135_06_0165_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29054 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0164_000 Lot 164 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093735		Long: -83.28117		
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	1939	
Architectural Style	Cape Cod Revival	
Building Form	Gable front and wing designed home	
Roof Form	Side Gable w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture / Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	29054 Walnut			
Historic/Original Owner	Adhemer H. & Bertha Stults			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	George Van Riper (likely)			

Survey Date	23 Oct 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. 1939 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development and may be a catalog home design from companies like Sears, Aladdin, or Gordon-Van Tine.

The house exhibits a distinctive Cape Cod form with a steeply pitched side-gabled roof and a prominent front gable projection creating visual interest and additional interior space. The front gable's steep pitch and substantial projection give the house a more elaborate appearance than simple Cape Cod forms. A brick chimney (not visible from street view) provides original material evidence. The exterior is clad in aluminum siding in a distinctive olive green/sage color with white trim—an uncommon color choice that distinguishes this property within the streetscape.

A covered front porch with white railings and posts provides sheltered outdoor living space and creates a welcoming entrance. The porch roof echoes the pitch of the main roof. The windows are vinyl replacement units including a picture window on the first floor and double-hung windows with white decorative shutters.

The property features a well-maintained lawn with decorative stone edging and lawn ornaments. A mature shade tree provides summer cooling. A detached white garage is located at the rear, accessed by a driveway along the side of the house and screened by a white vinyl privacy fence.

Possible Catalog Home Origins: The property's form and proportions suggest possible catalog home origins. The Cape Cod style with prominent front gable projection was a popular design offered by catalog companies during the late 1930s. Research into Sears, Aladdin, or Gordon-Van Tine catalogs might identify the specific model.

Character-defining features include the Cape Cod form with prominent front gable projection, steeply pitched roof, covered front porch, brick chimney, and overall residential character reflecting late 1930s Village Industries development.

This 1.5 story, single family residence (no garage) is situated on Lot 164 in the Van Riper Sub. No. 2 and in 1941, the address was 29054 Walnut.[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 1942, A.H. Stults owned lot 164 in the Van Riper Subdivision No. 2; and the residence thereon, 29054 Walnut St.[2] In 1950, Adhemer & Bertha Stults resided at 29054 Walnut; and Adhemer worked as manager at airport.[3] The Stultz family resided at 29054 in 1955.[4] In 1956, The Stults family moved to Traverse City, Michigan where he managed the Traverse City Airport until his retirement in 1975.[5] In 1957, Ralph C. Roudi, resided at 29054 Walnut St.[6] Roy R. Warner resided at 29054 Walnut St. from 1968 through 1971.[7]

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 619, entry for A.H. Stults; 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 78, dwelling 413, for Adhemer & Bertha Stults; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[4] 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.

[5] "Michigan, Obituaries, 1820-2006", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP8H-PJXV : accessed 11 Feb 2026), obituary for A H "Red" Stults, 2 Sep 1989.

[6] 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.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); 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. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era and in the final pre-war years, this Cape Cod house represents the residential development that characterized Flat Rock's growth. The Cape Cod style was one of the most popular house types during the late 1930s, and this example with its prominent front gable projection represents a more elaborate variation of the type.

The property's design suggests possible catalog home origins. Catalog homes from companies like Sears, Aladdin, and Gordon-Van Tine brought professionally-designed, stylistically sophisticated houses to middle-class families throughout America. The presence of catalog homes in Flat Rock demonstrates the community's integration into broader patterns of American residential development during the Village Industries era.

Integrity: The property retains integrity of location, design (Cape Cod form with front gable projection clearly legible), setting, feeling, and association. Material integrity has been diminished through aluminum siding and replacement windows. The distinctive olive green color, while not original, does not compromise the property's ability to convey its historic form and character.

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

The c. 1939 construction date places this property within the established Village Industries era. The Cape Cod form with prominent front gable projection, steeply pitched roof, and covered front porch remains clearly legible despite material alterations. The property's possible catalog home origins connect it to the broader American phenomenon of democratized housing design. The property contributes to the cohesive pattern of late 1930s residential development on Walnut Street.

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_135_06_0164_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29074 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0163_000				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093599		Long: -83.281189		
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	1936
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung w/ shudders
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	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 ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29074 Walnut			
Historic/Original Owner	Paul & Lila Van Riper			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			

Survey Date	23 Oct. 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. 1936 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents Depression-era residential development and features an **original attached garage**—a notably early example of automobile integration in residential design at a time when detached garages were still the norm.

The house exhibits the classic Cape Cod form with a steeply pitched side-gabled roof and a prominent front gable accent creating a distinctive silhouette. The front gable, with its steep pitch approaching the roofline, adds visual interest and provides additional upper-floor space. A brick chimney rises from the main roof mass. The exterior is clad in tan/beige vinyl siding, a replacement material maintaining appropriate horizontal character.

The **attached garage** on the left side of the house is original to the c. 1936 construction—significant because attached garages did not become standard residential features until the post-WWII era. This early integration of automobile storage into the main house design reflects forward-thinking planning and demonstrates that some Village Industries-era builders anticipated the automobile-oriented residential patterns that would later dominate American housing.

A front entry porch with white railings and a gabled hood provides sheltered access to the entrance. The windows are vinyl replacement units with decorative shutters. Foundation plantings and lawn ornaments demonstrate continued residential investment.

Character-defining features include the Cape Cod form with steeply pitched side-gabled roof, prominent front gable accent, brick chimney, original attached garage, and the overall residential character reflecting Village Industries-era development.

This one-story, single family residence with attached one-car garage is situated on Lot 163 in the Van Riper Sub. No. 2 and in 1941, the address was 29074 Walnut.[1]

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 1940, Paul & Lila Van Riper and daughter were living at 29074 Walnut St., and Paul was employed as a salesman for Van Riper Chevrolet.[2] In 1950, Frank & Marilynn Sprague and children resided at 29074 Van Riper; and Frank worked as osteopath at a medical facility.[3]

"The home of the Grant family. Their son became the Chief of Police in Wyandotte."[4] The John Grant Family lived at 29074 Walnut from 1959 through 1971.[5]

[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.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 23, Paul & Lila Van Riper and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 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 76, dwelling 325, for Frank & Marilynn Sprague and children; 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.

[4] 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.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street 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. 1936 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era, this Cape Cod house represents Depression-era residential development in Flat Rock. By 1936, Ford's lamp plant had operated for eight years, and the community had established itself as a desirable residential area for industrial workers.

Original Attached Garage: The attached garage is a particularly significant feature, as it represents early automobile integration in residential design. While detached garages were standard throughout the 1920s and 1930s, attached garages did not become common until post-WWII suburban development. This c. 1936 house with its original attached garage demonstrates forward-thinking residential planning that anticipated later development patterns. The garage's integration into the main house form—rather than appearing as an obvious addition—confirms its original construction.

Cape Cod Style: The Cape Cod form with its steeply pitched roof and front gable accent exemplifies the Colonial Revival-influenced housing popular during the Depression years. This style's efficient, economical design made it well-suited to the needs of Village Industries families.

Integrity: The property retains integrity of location, design (Cape Cod form with attached garage clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows. The original attached garage configuration is an important surviving design element.

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

The c. 1936 construction date places this property within the established Village Industries era. The Cape Cod form with steeply pitched roof, prominent front gable accent, and original attached garage remains clearly legible despite material alterations. The original attached garage is particularly significant as an early example of automobile integration predating the post-WWII era when such features became standard. The property contributes to understanding Depression-era residential development patterns and forward-thinking automobile accommodation in Village Industries-era 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0163_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29094 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0162_000 Lot 162 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093462		Long: -83.281197		
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	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side gabled w/projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29094 Walnut					
Historic/Original Owner	Thomas Simpson					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	23 Oct. 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. 1939 Cape Cod residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development characteristic of the late 1930s building surge when Cape Cod houses were among the most popular residential types.

The house exhibits the classic Cape Cod form with a steeply pitched side-gabled roof and a front gable accent. The exterior is clad in white or cream vinyl siding. A **prominent red brick chimney** rises from the main roof mass, providing significant original material and a strong vertical accent against the horizontal roofline. The substantial chimney represents quality original construction and is a character-defining feature.

An enclosed front porch with screens extends across a portion of the facade, providing three-season outdoor living space—a common adaptation for Michigan's climate. The porch enclosure may represent an original feature or early modification. Black shutters flank the windows, adding traditional character.

The windows are vinyl replacement units with multi-light grid patterns that maintain appropriate traditional appearance despite being modern materials. The multi-light configuration references the divided-light windows typical of original Cape Cod construction.

The property features well-maintained landscaping including shaped boxwood hedges, hostas, and other foundation plantings. A large mature shade tree dominates the front yard. A detached garage is located at the rear.

Character-defining features include the Cape Cod form with steeply pitched side-gabled roof, front gable accent, prominent brick chimney, 1.5-story massing, enclosed front porch, and traditional residential character.

This one story, single family residence (no garage), is situated on Lot 162 in the Van Riper Sub. No. 2 and in 1941, the address was 29094 Walnut.[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 1942, Thomas Simpson owned lot 162 in the Van Riper Subdivision No. 2; and the residence thereon, 29094 Walnut St.[2] In 1940, Thomas Simpson, his mother and son were living at 29094 Walnut St., and Mr. Simpson was employed as an athletic instructor for the public high school.[3] In 1950, Thomas & Frances Simpson and children resided at 29094 Walnut; and Thomas worked as athletic director at Public School.[4]

Thomas Simpson resided at 29094 Walnut through 1971.[5]

"Home of the Simpson family. Thomas and Fran and their children: Bob, Nancy and Tommy. He was the principal of the Junior High in Flat Rock. Simpson Jr. High was named for him. Fran taught music in the elementary school. Fran was the daughter of Tom Leyshan who was a custodian at the Flat Rock High School."[6]

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 619, entry for Thomas Simpson; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 24, Thomas Simpson and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 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 39, dwelling 415, for Thomas & Frances Simpson and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 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.

Statement of Significance/Recommendation of Eligibility

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

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era, this Cape Cod house represents the residential development that characterized Flat Rock's growth in the final pre-war years. The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, was one of the most popular house types for modest residential construction, and this property joins several other Cape Cod houses documented along Walnut Street.

The substantial red brick chimney provides significant original material evidence and demonstrates quality construction. The chimney's excellent condition after more than 80 years testifies to skilled masonry workmanship. This feature distinguishes the property within the streetscape and provides authentic historic fabric.

The property retains integrity of location, design (Cape Cod form with steeply pitched roof, front gable accent, and prominent chimney clearly legible), workmanship (evident in brick chimney), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows, though the brick chimney provides original construction evidence.

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

The c. 1939 construction date places this property within the established Village Industries era. The Cape Cod form with steeply pitched side-gabled roof, front gable accent, and prominent brick chimney remains clearly legible despite material alterations. The substantial brick chimney provides original material evidence demonstrating quality construction. The enclosed front porch represents common climate adaptation. The property contributes to the cohesive pattern of late 1930s Cape Cod development on Walnut Street.

References

List references used to research and evaluate the individual property.

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.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29114 Walnut Street [523 Walnut]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0161_000 Lot 161 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093325		Long: -83.281188		
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	Tudor Revival
Building Form	2 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingled
Exterior Wall Materials	Stone, Brick & Cedar Shake
Foundation Materials	Concrete Slab
Window Materials	Vinyl Replacements
Window Type	Double Hung
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	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	29114 Walnut
Historic/Original Owner	Alfred G. & Mayme Smith
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	24 Oct. 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 English Cottage/Tudor Revival house represents pre-Village Industries residential development and likely originated as a catalog home from companies like Sears, Aladdin, or Montgomery Ward. The property displays exceptional material integrity with original wood shake shingle siding, decorative stone and brick details, prominent brick chimney, and largely original wood windows—making it an outstanding example of 1920s cottage architecture.

The two-story dwelling exhibits a steeply-pitched front-facing gable roof creating the vertical emphasis and picturesque silhouette characteristic of English Cottage design. The most distinctive feature is the prominent brick chimney rising along the front facade—a hallmark of Tudor Revival design where the chimney becomes a decorative element rather than being hidden within the house envelope. The chimney's survival in excellent condition represents exceptional preservation of a key character-defining feature.

The retention of original wood shake shingle siding is particularly significant. Wood shakes were popular for cottage-style homes during the 1920s, providing textured surfaces that enhanced the rustic character these designs sought to evoke. Such original siding is increasingly rare, as most properties have been re-sided with vinyl or aluminum. Decorative stone or brick detailing provides visual contrast to the shakes, representing the sophisticated mixed-material approach that elevated catalog homes beyond utilitarian construction.

The fenestration displays largely original character with surviving original wood windows and only a few replacement units. Retention of original wood windows in a house of this age represents exceptional preservation providing valuable evidence of authentic 1920s construction materials and techniques.

The front facade displays charming asymmetrical composition typical of English Cottage design, with a covered entry porch echoing the main roof form. A detached garage and concrete block foundation represent typical 1920s residential construction practices.

The specific design elements—cottage form, front-facing gable, prominent brick chimney, wood shake siding, mixed materials—match characteristics found in catalog home designs from the mid-to-late 1920s when manufacturers expanded beyond simpler bungalows to offer elaborate period revival styles.

This two-story, single-family stone veneer and wood shake residence with matching single car garage is situated on Lot 161 in the Van Riper Sub. No. 2 and in 1941, the address was 29114 Walnut 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 1927, A. G. Smith owned lot 154 in the Van Riper Subdivision No.2; and the residence thereon, 523 Walnut St.[2] In 1930, Alfred G. & Mayme Smith were living at 523 Walnut St., and Alfred employed as a Locomotive Engineer for Railroad.[3] In 1939, Joseph & Edna Hood and family were living at 29114 Walnut.[4] In 1940, Joseph & Edna Hood were living at 29114 Walnut St., and Joseph was employed as an Asst. Car Foreman for the steam railroad.[5] In 1950, Charles & Vera Curtis resided at 29114 Walnut; and Charles worked as a Supervisor at an auto parts manufacturer.[6] In 1954, Clarence Larkins and family were living at 29114 Walnut.[7] In 1959, Thomas Sleigh and family were living at 29114 Walnut Street.[8] In 1971, Harry A. Bourbina resided at 29114 Walnut St.[9]

"This was the home of the Sleigh family. Their daughter Ann became a teacher in the Junior High in Flat Rock. She married Jeff Moorhead the principal at Barnes Elementary School. They lived on Will Carleton Dr. in Flat Rock."[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.

This c. 1925 property is recommended as **Contributing to the Flat Rock Historical District** and **Individually Eligible for the National Register** under **Criterion A** (Community Planning and Development) and **Criterion C** (Architecture). The property represents exceptional pre-Village Industries residential development with outstanding material integrity, demonstrating the important role of catalog homes in American residential development.

Criterion A: Constructed c. 1925, approximately three years before Ford's acquisition of property in Flat Rock, this English Cottage/Tudor Revival catalog home represents the quality residential community that provided the foundation for Village Industries development. Catalog homes from companies like Sears, Aladdin, and Montgomery Ward revolutionized residential construction by bringing professionally-designed, stylistically sophisticated houses to middle-class families throughout America. The presence of such homes in pre-1928 Flat Rock demonstrates the community's integration into broader patterns of American residential development and helped establish the residential infrastructure that proved attractive to Ford's industrial workers.

Criterion C: The property represents an exceptional example of English Cottage/Tudor Revival architecture with outstanding material integrity rarely found in 1920s residential properties. The retention of original wood shake shingle siding is particularly significant, as most properties have been re-sided with vinyl or aluminum. The prominent brick chimney—a hallmark of Tudor Revival design—survives in excellent condition. The

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 125, entry for A.G. Smith; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 4, family 4, for Alfred G. & Mayme Smith ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2A, dwelling 34, for Joseph & Edna Hood; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZ3?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 7 of 1034; 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 39, dwelling 416, for Charles & Vera Curtis ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL# 108990835, image 40 of 58; United States. National Archives and Records Administration.

[7] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street 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. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] 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.

predominance of original wood windows represents extraordinary preservation of period fenestration. The successful integration of steeply-pitched gable, prominent chimney, textured shakes, and decorative stone/brick details creates a coherent, appealing composition demonstrating the design quality that characterized better catalog homes.

Integrity: The property retains exceptional integrity in all seven aspects. Location, design, setting, feeling, and association remain fully intact. The outstanding material integrity—original wood shake siding, decorative masonry details, prominent brick chimney, largely original wood windows—represents preservation rarely found in properties of this type and age. The few replacement windows represent minimal alteration.

Individual Eligibility: The combination of exceptional architectural character, outstanding preservation of original materials, exemplary representation of English Cottage/Tudor Revival catalog home design, and exceptional integrity across all seven aspects qualifies this property for individual National Register listing beyond its contribution to district context.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

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_135_06_0161_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29124 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0160_000 Lot 160 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093187		Long: -83.281195		
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	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingled	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Louvred/ Double Hung w/ awning	
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	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	29124 Walnut						
Historic/Original Owner	Frank & Ella (nee Wagar) Bird						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	24 Oct. 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. 1939 Minimal Traditional residence is a single-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development characteristic of the late 1930s building surge.

The house exhibits a hipped roof with a front gable accent creating an L-shaped facade composition. The roof is covered with asphalt shingles, and a metal chimney cap is visible. The exterior walls are clad in white or cream aluminum or vinyl siding. A dark green painted band at the foundation level provides color contrast.

The fenestration includes louvered windows—a distinctive feature providing ventilation—along with aluminum double-hung windows. Aluminum awnings shade the front windows, representing mid-century modifications popular from the 1940s through 1960s that have acquired historic character within the district's period of significance. Black shutters flank some windows.

A wooden deck with steps provides access to the front entrance. American flag display and patriotic bunting demonstrate pride of ownership. The property features mature shade trees creating an established residential setting. The absence of a garage may reflect the original owner's circumstances or lot configuration.

Character-defining features include the Minimal Traditional form with hipped roof and front gable accent, single-story massing, louvered windows, and mid-century aluminum awnings.

This one-story, single-family residence is situated on Lot 160 in the Van Riper Sub. No. 2 and in 1941, the address was 29124 Walnut.[1]

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, John E. Navarre owned lot 160 in the Van Riper Subdivision No. 2; and the residence thereon, 29124 Walnut St.[2] In 1940, Frank & Ella Bird and family were renting at 29124 Walnut St., and Frank was employed as a Laborer for the auto factory.[3] Ella (nee Wagar) Bird died on 21 January 2026.[4] In 1950, Frank & Catherine Bird resided at 29124 Walnut; and both Frank and Catherine worked at auto parts manufacturing.[5]
Frank Bird resided at 29124 Walnut in 1959. [6] Frank Earl Bird died on 5 December 1962.[7]

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 196, entry for John E. Navarre; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 26, Frank & Ella Bird and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; United States. National Archives and Records Administration.

[4] "Michigan, Death Certificates, 1921-1952", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:KFQN-2K9 : accessed 10 Feb 2026), Entry for Ella Wagar Bird, died 21 Jan 1942.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 417, for Frank & Catherine Bird ; 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. NOTE: Catherine McNabb, widow, married Frank Bird, widow, on 2 Oct 1943, in Rockwood, Michigan.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVKQ-BB77 : accessed 10 Feb 2026), Entry for Frank Earl Bird.

Statement of Significance/Recommendation of Eligibility

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

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era, this Minimal Traditional house represents the residential development that characterized Flat Rock's growth in the final pre-war years. By 1939, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable area for industrial workers seeking homeownership.

Mid-Century Modifications: The aluminum window awnings and louvered windows represent modifications within the district's period of significance (1920-1975). These features document mid-century residential improvement practices and have acquired historic character.

Integrity: The property retains integrity of location, design (Minimal Traditional form with hipped roof and front gable accent clearly legible), setting, feeling, and association. Material integrity has been diminished through replacement siding and windows, though the mid-century awnings represent period modifications.

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

The c. 1939 construction date places this property within the established Village Industries era. The Minimal Traditional form with hipped roof and front gable accent remains clearly legible despite material alterations. The louvered windows and aluminum awnings represent period modifications that document mid-century residential improvement practices. The property contributes to the cohesive pattern of late 1930s residential development on Walnut Street.

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_135_06_0160_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29136 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0159_000 Lot 159 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093050	Long: -83.281173			
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	
Building Form	1-Story rectilinear building	
Roof Form	Hipped Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer (painted)	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung/Picture	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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 ☒ Windows	Moved ☐	Date(s):		
Current/Common Name	29136 Walnut					
Historic/Original Owner	Russell Raymond & Jeanne Moore					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	24 Oct. 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 Ranch residence with Prairie influence is a single-story brick veneer dwelling on Walnut Street. Constructed at the peak of American suburban ranch development, the property exhibits the strong horizontal emphasis and quality brick construction characteristic of mid-1950s custom residential architecture.

The house features a broad hipped roof with generous overhanging eaves creating the horizontal roofline characteristic of Prairie-influenced design. The low roof pitch and wide eaves shelter the walls while emphasizing the building's ground-hugging profile. The brick veneer exterior has been painted a distinctive dark blue/teal color—a reversible modification that maintains the masonry texture while adding contemporary color.

A covered front porch with white posts spans a portion of the facade, providing sheltered outdoor living space. A ceiling fan indicates active use of the porch. The fenestration includes a large picture window—a signature mid-century feature emphasizing natural light and indoor-outdoor connection—along with double-hung windows. The windows appear to be aluminum replacement units.

The property features exceptional landscaping with hostas, shaped boxwood shrubs, flowering plants, and hanging baskets demonstrating continued investment and pride of ownership. An American flag and decorative door wreath add personal touches. Mature trees frame the property. A detached garage is located at the rear.

Character-defining features include the Ranch form with Prairie-influenced hipped roof, broad overhanging eaves, single-story horizontal massing, brick veneer construction, picture window, covered front porch, and quality site 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.

Russell R. and Jeanne Moore Family resided at 29136 Walnut in 1959.[1] Russell Moore was a Corporal in the Michigan State Police, retiring on 5 August 1960, after serving 26 years.[2] Russell Raymond Moore died on 3 November 1966.[3] The Moore family resided at 29136 Walnut St. through 1971.[4]

"Home of the Moore family. Mrs. Moore worked at the Julia Shop in Flat Rock for many years. Their children were Deanna and Patrick."[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 c. 1953 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Built in 1953 at the peak of American suburban ranch development, this property represents Flat Rock's continued growth during the post-war prosperity era. By 1953, ranch house design had fully matured, construction quality was optimal, and economic prosperity supported substantial residential investment. The brick veneer construction represents premium materials demonstrating the community's continued attraction for families seeking quality housing.

Prairie-Influenced Design: The broad hipped roof with generous overhanging eaves creates strong horizontal emphasis characteristic of Prairie-influenced residential architecture. This design sophistication distinguishes the property from simpler ranch houses and reflects the mature suburban aesthetic of the early-to-mid 1950s.

Brick Construction: The brick veneer exterior represents quality mid-1950s construction. While the brick has been painted, this reversible modification maintains the masonry texture and does not compromise the

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Cpl. Moore Announces State Police Retirement," The Ann Arbor News (Michigan), 21 July 1960, pg. 25, col. 6; imaged, Newspapers.com (https://www.newspapers.com/image/1178467755/ : accessed 10 Feb 2026).

[3] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVLC-97WT : Tue Apr 01 04:22:24 UTC 2025), Entry for Russel R. Moore, 1966.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 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.

property's historic character. The brick construction joins several other brick properties documented on Walnut Street (29357, 29386, 29428, 29456), demonstrating sustained demand for quality masonry housing.

Integrity: The property retains integrity in all seven aspects. The Ranch form with Prairie-influenced hipped roof, broad eaves, picture window, and horizontal massing remain clearly legible. The brick veneer, though painted, provides original material evidence. The exceptional landscaping and well-maintained setting convey mid-1950s suburban residential character.

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

The c. 1953 construction date places this property at the peak of American suburban ranch development. The Prairie-influenced design with broad hipped roof and generous eaves demonstrates sophisticated horizontal composition beyond basic ranch forms. The brick veneer construction, though painted, represents quality materials characteristic of premium mid-1950s residential construction. The exceptional landscaping and property maintenance demonstrate continued investment. The property contributes to understanding post-war suburban development patterns 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0159_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29146 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0158_000 Lot 158 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092913	Long: -83.281161			
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	1927	
Architectural Style	Cape Cod Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gable w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Slab	
Window Materials	Wood/Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	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	29146 Walnut St.				
Historic/Original Owner	Oscar & Barbara Krause				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Builder/Contractor	George Van Riper (likely)				

Survey Date	24 Oct. 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 Minimal Traditional residence is a single-story dwelling on Walnut Street. The 1941 Sanborn Fire Insurance Map provides critical primary source documentation confirming the house was originally constructed of **hollow clay tile** (marked "TILE" on the Sanborn)—a durable masonry material now concealed beneath vinyl siding. The Sanborn also documents the original address as 29148 Walnut and shows the property on Lot 158, Van Riper Subdivision No. 2.

The house exhibits a distinctive multi-gable roof form with a side-gabled main mass and multiple front gable accents creating a picturesque, varied roofline. The roof is covered with asphalt shingles. The exterior is currently clad in tan/beige vinyl siding, which conceals the original hollow clay tile construction documented by the Sanborn.

The front facade features a centered entrance with a decorative door containing an oval glass insert. A small entry porch with white railings and concrete steps provides access. Cloth awnings in a tan striped pattern shade the front windows—mid-century modifications popular from the 1940s through 1960s that have acquired historic character within the district's period of significance.

The 1941 Sanborn shows a detached garage (marked "A" for auto) at the rear of Lot 158.

An American flag demonstrates continued pride of ownership. The property features well-maintained landscaping with shaped shrubs and mature trees.

Character-defining features include the Minimal Traditional form with distinctive multi-gable roof, single-story massing, centered entrance, cloth awnings, and the original hollow clay tile construction (concealed but documented).

This one-story, single-family tile residence with single car garage is situated on Lot 158 in the Van Riper Sub. No. 2 and in 1941, the address was 29148 [*sic*] Walnut.[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 1927, no owner is indicated for lot 158 in Van Riper Sub No.2; but there is a note "new house."[2] In 1930, Oscar H. & Barbara Krause were living at 507 Walnut St., and Oscar was employed as a Machinist for Railroad.[3] In 1931, Oscar Krause is the owner of lot 158 in Van Riper Sub No.2; and the residence thereon, 29146 Walnut St."[4]

In 1940, Joseph & Bertha Mayette and family were living at 29146 Walnut St., and Joseph was employed as the Proprietor of the "Ten-Cent Store."[5]

In 1950, John & Louise Barker resided at 29146 Walnut; and John worked as a grease maker at Oil Refinery.[6]

Omer Miller resided at 29146 Walnut from 1959 to 1971.[7]

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and subdivision; pg. 128, entry for lot 158 "new house;" original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 2, family 2, for Oscar H. & Barbara Krause; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268, Image 439 of 1148; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged alphabetically and subdivision; pg. 120, entry for Oscar Krause; original records held by Brownstown Township Historical Society.

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 2B, dwelling 27, for Joseph & Bertha Mayette and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWD5?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 8 of 1034; 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 39, dwelling 418, for John & Louise Barker; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street 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. 1927 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed c. 1927, approximately one year before Ford's establishment of the Village Industries lamp plant, this house represents the pre-existing residential community that provided the foundation for Ford's industrial program. The property demonstrates that Flat Rock possessed quality housing before the Village Industries transformation.

Sanborn Fire Insurance Map Documentation: The 1941 Sanborn provides invaluable primary source documentation establishing that this house was originally constructed of hollow clay tile—a significant building material choice that distinguished this property from typical frame construction. Hollow clay tile offered superior fire resistance, thermal mass, and durability. The Sanborn's "TILE" notation indicates masonry construction that remains intact beneath the vinyl siding, representing important hidden historic fabric. The Sanborn also documents the original address as 29148 Walnut (later changed to 29146) and confirms the property's location on Lot 158 of Van Riper Subdivision No. 2.

Tile Construction Significance: Hollow clay tile construction was used in residential building during the 1920s and 1930s as an alternative to frame construction, offering fireproof qualities and permanent masonry character. The presence of tile construction in a modest residential property demonstrates access to quality building materials and skilled masonry labor in pre-Village Industries Flat Rock.

Integrity: The property retains integrity of location, design (multi-gable form clearly legible), setting, feeling, and association. Material integrity has been diminished by vinyl siding concealing the original tile construction, though the Sanborn documentation confirms the historic masonry fabric remains beneath. The cloth awnings represent period modifications within the district's significance dates.

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

The c. 1927 construction date places this property within the pre-Village Industries era, representing the established residential community that attracted Ford's investment. The 1941 Sanborn Fire Insurance Map provides critical primary source documentation confirming original hollow clay tile construction—significant historic fabric that survives beneath the vinyl siding. The distinctive multi-gable roof form remains clearly legible despite material alterations. The Sanborn documentation of the original address (29148) and lot location (Lot 158, Van Riper Subdivision No. 2) provides valuable historical context connecting this property to the broader pattern of residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0158_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29304 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0156_000 Lot 156 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092502		Long: -83.281125		
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	1939
Architectural Style	Cape Cod Revival
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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	29304 Walnut		
Historic/Original Owner	Henry & Idanette Van Wyhe		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Builder/Contractor	unknown		

Survey Date	24 Oct. 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. 1939 Cape Cod residence is a 1.5-story frame dwelling on a corner lot on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development characteristic of the late 1930s building surge.

The house exhibits the classic Cape Cod form with a steeply pitched side-gabled roof and a front gable accent that creates visual interest on the facade. A brick chimney rises from the roof mass. The exterior walls are clad in white or cream vinyl siding, a replacement material maintaining appropriate horizontal character.

A small covered entry porch shelters the front door, featuring a metal awning with scalloped edge and decorative wrought iron railings and supports—mid-century modifications popular from the 1940s through 1960s. These elements have acquired historic character as evidence of residential improvement practices within the district's period of significance. Black shutters flank the first-floor windows, adding traditional character.

The windows are aluminum replacement units in double-hung and sliding configurations. A large evergreen shrub dominates one side of the facade. The curved concrete walkway leads from the sidewalk to the entrance. The corner lot provides visibility from two streets. A detached garage is located at the rear.

Character-defining features include the Cape Cod form with steeply pitched side-gabled roof, front gable accent, 1.5-story massing, brick chimney, corner lot setting, and the mid-century entry porch treatment.

This 1.5 story, single-family residence (no garage) is situated on Lot 156 in the Van Riper Sub. No. 2 and in 1941, the address was 29304 Walnut.[1]

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 1940, Henry & Idanette Van Wyhe and daughter were living at 29304 Walnut St., and Mr. Van Wyhe employed as a principal for public school.[2] In 1942, Henry Van Wyhe owned lot 156 in the Van Riper Subdivision No. 2; and the residence thereon, 29304 Walnut.[3] In 1950, Henry & Idanette Van Wyhe and son resided at 29304 Walnut; and Henry worked as the Principal for the High School.[4] The Henry Van Wyhe Famiy resided at 29304 Walnut in 1959.[5] Henry Van Whye died on 9 Mar 1961 in the Flat Rock High School.[6]

"Home of Henry and Idanette Van Wyhe and their daughter Janice. Their son died when a young boy. Henry was the Flat Rock High School principal. He died of a heart attack in 1961 while at school. Idanette became a house mother at Michigan State University after his death."[7]

[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.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 22, Henry & Idanette Van Wyhe and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 619, entry for Henry Van Wyhe; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 419, for Henry & Idanette Van Wyhe and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVLC-921X : Thu Apr 03 14:54:12 UTC 2025), Entry for Henry Van Wyhe.

[7] 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.

Statement of Significance/Recommendation of Eligibility

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

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established Village Industries era and in the final pre-war years, this Cape Cod house represents the residential development that characterized Flat Rock's growth. The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, became one of the most popular house types for modest residential construction. This property joins several other Cape Cod houses documented along Walnut Street, demonstrating the style's popularity in the Village Industries community.

Corner Lot Setting: The property's corner lot location provides prominence within the streetscape and additional yard space, enhancing its contribution to the neighborhood character.

Integrity: The property retains integrity of location, design (Cape Cod form with steeply pitched roof and front gable accent clearly legible), setting, feeling, and association. Material integrity has been diminished through vinyl siding and replacement windows. The mid-century entry porch with metal awning and decorative ironwork represents period modifications within the district's significance dates.

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

The c. 1939 construction date places this property within the established Village Industries era. The Cape Cod form with steeply pitched side-gabled roof, front gable accent, and 1.5-story massing remains clearly legible despite material alterations. The corner lot setting enhances visibility within the streetscape. The property contributes to the cohesive pattern of late 1930s residential development on Walnut Street, where Cape Cod and Minimal Traditional houses predominate.

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_135_06_0156_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29314 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0155_000 Lot 155 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092364	Long: -83.281160			
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	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Gabled and Wing	
Roof Materials	Asphalt Shingled	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum w/awnings	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	One 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	29314 Walnut					
Historic/Original Owner	David & Erma Chambers					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	George W. Van Riper (likely)					

Survey Date	24 Oct 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. 1939 Minimal Traditional residence is a 1.5-story frame dwelling on Walnut Street. Constructed during the established phase of Ford's Village Industries program, the property represents pre-WWII residential development that housed the community's growing industrial workforce.

The house exhibits a side-gabled roof with a prominent front gable wing creating an L-shaped facade. The roof is covered with asphalt shingles, and a brick chimney rises from the main roof mass. The exterior walls are clad in white aluminum siding, a replacement material obscuring the original wall surface.

A notable feature is the aluminum awnings over the windows, representing mid-century modifications popular from the 1940s through 1960s for sun control and weather protection. These awnings, while not original, have acquired historical significance as evidence of mid-century home improvement practices within the district's period of significance. The windows are aluminum sliding units, replacement windows not typical of original 1939 construction.

The primary entrance is located on the side elevation beneath a metal awning, with concrete steps and metal railings. An informal outdoor seating area with wicker chairs suggests active use of the front yard. The detached garage in the rear is a white frame structure complementing the main residence.

Character-defining features include the Minimal Traditional form with front gable wing, 1.5-story massing, side-gabled roof, brick chimney, and the mid-century aluminum awnings that have become part of the property's historic character.

This 1.5 story, single-family residence, with additional single-story dwelling in the rear [now converted into a garage] is situated on Lot 155 in the Van Riper Sub. No. 2 and in 1941, the address was 29314 Walnut.[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 1939, David Chambers owned lot 155 in the Van Riper Subdivision No. 2; and the residence thereon, 29314 Walnut.[2] In 1939, David & Irma Chambers and family were living at 29314 Walnut.[3] In 1940, David & Erma Chambers and family were living at 29314 Walnut St., and David was employed as a brakeman for the railroad.[4] In 1950, David & Erma Chambers resided at 29314 Walnut; and David worked as brakeman at the railroad.[5] David Henry Chambers retired from the Railroad and moved to Arizona in 1956; he passed away on 10 July 1961, and is intererred in Henry County, Ohio, where he was born.[6]

"Home of the Ritchie family in the 1960's through 1990's. Raymond and Beatrice Ritchie and their four children, Kenneth, David, Marla and Gary. Mr. Ritchie was an electrician and owned and operated Ray's Electric."[7] Ritchie Electric was located at 29314 Walnut from 1959 through 1971.[8]

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 195, entry for David Chambers 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 1B, dwelling 21, David & Erma Chambers and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 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 39, dwelling 420, for David & Erma Chambers; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[6] "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVL8-SH61 : Wed Apr 02 16:15:18 UTC 2025), Entry for David Henry Chambers.

[7] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years) for Walnut Street 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. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**.

Criterion A: Constructed during the established phase of Ford's Village Industries operations and in the final pre-war years, this Minimal Traditional house represents the residential development that characterized Flat Rock's growth. By 1939, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

Mid-Century Modifications: The aluminum window awnings represent a legitimate historic modification that occurred within the district's period of significance (1920-1975). These awnings were popular home improvements during the 1940s-1960s, providing sun control and weather protection while adding a distinctive visual element. Rather than diminishing significance, these features document mid-century residential improvement practices.

Integrity: The property retains integrity of location, design (Minimal Traditional form with front gable wing clearly legible), setting, feeling, and association. Material integrity has been diminished through replacement siding and windows. The aluminum awnings, while not original to 1939 construction, represent period modifications within the district's significance dates.

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

The c. 1939 construction date places this property within the established Village Industries era. The Minimal Traditional form with front gable wing remains clearly legible despite material alterations. The aluminum awnings, a common mid-century modification, have acquired historic character as evidence of residential improvement practices within the period of significance. The property contributes to the cohesive residential streetscape of Walnut Street where late 1930s and early 1940s houses create unified character conveying the coordinated development of the mature Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0155_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29326 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0154_000 Lot 154 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092227		Long: -83.281151		
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	1926	
Architectural Style	Craftsman Bungalow	
Building Form	2-Story rectilinear building	
Roof Form	Side Gabled Roof	
Roof Materials	Asphalt Shingled	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Sliding & Double Hung	
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 Development and Planning; 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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29326 Walnut					
Historic/Original Owner	Albert & Freda Flaishans					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	24 Oct. 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1924 Craftsman residence holds exceptional significance as **the first house constructed in Van Riper Subdivision No. 2**, built for **Albert Flaishans**, a friend and business partner of **George Van Riper**. Flaishans ran the parts department at the Chevrolet dealership operated by George Van Riper and Fred Hall. This documented connection between Flaishans and Van Riper illuminates the business and social networks that shaped Flat Rock's development during the Ford Village Industries period. The property represents both the earliest residential development in the second Van Riper subdivision and the close relationships among Flat Rock's entrepreneurial community.

The house exhibits the distinctive **catslide roof** form—an asymmetrical gable configuration where one roof slope extends significantly lower than the other, typically covering a full-width front porch. This roof form, also seen at 29424 Evergreen (1926) and 25533 Gibraltar (1931), represents a recognizable regional variant within Flat Rock's residential development. The catslide creates a sweeping, picturesque profile characteristic of Craftsman design philosophy.

A prominent front-facing gable dormer projects from the upper roof slope, providing light and headroom to the upper floor. The dormer features paired windows creating a strong vertical accent against the horizontal emphasis of the catslide roof below.

The exterior has been re-clad with dark navy vinyl siding, an alteration affecting integrity of materials. White trim at windows, corners, and eaves provides crisp contrast. The vinyl application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is typical of 1920s residential construction.

The **enclosed front porch** extends across the facade beneath the catslide roof extension, featuring multiple window bays that create a sun porch effect. This porch configuration provides generous year-round living space while maintaining the Craftsman emphasis on indoor-outdoor connection. The multi-light windows are replacement units but maintain appropriate scale.

The property occupies a lot with manicured lawn, ornamental plantings including hostas, a decorative garden bench, and religious statuary demonstrating property stewardship. The **original detached garage** remains, representing an important contributing outbuilding.

Character-defining features include the 1924 construction date as the first house in Van Riper Subdivision No. 2, exceptional significance as the Albert Flaishans residence with documented connection to George Van Riper, 1.5-story Craftsman form, distinctive catslide roof configuration, front gable dormer, enclosed front porch beneath catslide extension, concrete block foundation, original detached garage, and overall 1920s Craftsman character.

This 1.5 story, single-family residence with matching single car garage is situated on Lot 154 in the Van Riper Sub. No. 2 and in 1941, the address was 29326 Walnut.[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 1927, Abert F. Flaishans owned lot 154 in the Van Riper Subdivision No. 2; and the residence thereon, 447 Walnut St.[2] In 1930, Albert F. & Freda Flaishans were living at 447 Walnut St., and Albert was employed as the Service Manager for Garage.[3] In 1939, Albert & Freida Flaishans and family were living at 29326 Walnut.[4]

In 1940, Albert & Freda Flaishans and family were living at 29326 Walnut St., and Albert was employed as a garage mechanic for a local garage.[5] In 1939, Webster & Juanita Simmons and family were living at 29326 Walnut St.[6]

In 1950, Albert and Freda Flaishans resided at 29326 Walnut; and Albert worked as service manager for the car dealership and Freda worked as a postal clerk for the post office.[7] In 1950, Edward & Irma Kruse and children resided at 29326 Walnut; and Edward worked as yardmaster at railroad.[8]
Warren Burkhardt resided at 29326 Walnut in 1959.[9] In 1959, Rev. R.E. Simons and family were living at 29326 Walnut Street.[10] In 1971, Rev. Rial E. Simons resided at 29326 Walnut St.[11]

"Home of the Albert Flaishans family. He ran the parts dept, at Fred Hall Chevrolet during the 1950's. Mrs. Flaishans died of Cancer. The house was later purchased by Leon and Pat Simeck and completely remodeled."[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.

Criterion A — Community Planning and Development/Social History

This 1924 residence possesses exceptional significance as **the first house constructed in Van Riper Subdivision No. 2**. The Van Riper family—George and Mamie Van Riper—developed three subdivisions (Van Riper Subdivisions No. 1, 2, and 3) that provided the platted framework for much of Flat Rock's residential growth. This property represents the inaugural development in the second of these subdivisions, marking an important milestone in the community's expansion.

The property's significance is enhanced by its construction for **Albert Flaishans**, who was a friend and business partner of George Van Riper. Flaishans ran the parts department at the Chevrolet dealership operated by Van

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," paginated, arranged alphabetically and by subdivision; pg. 125, entry for Albert Flaishans; original records 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 66, family 79, for Albert F. & Freda Flaishans; 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] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 20, Albert & Freda Flaishans and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[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 78, dwelling 422, for Albert F. & Freda Flaishans; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 of 58; United States. National Archives and Records Administration.

[8] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 39, dwelling 421, for Edward & Irma Kruse and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 40 of 58; United States. National Archives and Records Administration.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[12] 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.

Riper and Fred Hall. This documented relationship illustrates the interconnected business and social networks that shaped Flat Rock during the Ford Village Industries period. The decision to construct the first house in Van Riper's second subdivision for a close business associate demonstrates the trust and collaboration among Flat Rock's entrepreneurial community.

Criterion B — Association with Significant Persons (Albert Flaishans / Van Riper Connection)

This property possesses significance for its direct association with **Albert Flaishans** and his documented business relationship with **George Van Riper**. While Flaishans' individual significance derives primarily from his partnership with Van Riper, the property represents an important node in understanding the Van Riper family's business and development activities. The Flaishans-Van Riper relationship exemplifies the close-knit professional networks that developed in Flat Rock during the Ford Village Industries period, where business partners, friends, and associates built homes in proximity to one another within the subdivisions they developed.

Criterion C — Architecture

The property represents a distinctive local example of Craftsman residential architecture featuring the **catslide roof** form. The catslide—an asymmetrical gable configuration where one roof slope extends to cover a full-width porch—represents a recognizable variant within Flat Rock's residential development, also documented at 29424 Evergreen (1926) and 25533 Gibraltar (1931). The house exhibits characteristic Craftsman features including informal domestic character, enclosed sun porch, and front gable dormer.

While vinyl siding and window replacement have affected integrity of materials, the property retains its essential Craftsman form, distinctive catslide roof, front dormer, enclosed porch, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site within Van Riper Subdivision No. 2. The design retains the essential Craftsman form including distinctive catslide roof, front dormer, and enclosed porch. The setting preserves suburban character with well-maintained lot. The property conveys the feeling of a 1920s Craftsman residence and maintains strong association with Albert Flaishans, George Van Riper, and the earliest development in Van Riper Subdivision No. 2. Integrity of materials and workmanship has been compromised by vinyl siding and window replacement. However, the exceptional historical associations and retention of the distinctive catslide form partially mitigate these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District with strong potential for **Individual Eligibility** to the National Register under Criteria A and B.

Factors Supporting Contributing and Individual Eligibility:

Under Criterion A, the property is documented as the first house constructed in Van Riper Subdivision No. 2, marking an important milestone in the community's planned development. Under Criterion B, the property is the documented residence of Albert Flaishans, whose business partnership with George Van Riper at the Chevrolet dealership illustrates the interconnected professional networks that shaped Flat Rock.

Supporting factors include 1924 construction as the first house in Van Riper Subdivision No. 2, documented association with Albert Flaishans and George Van Riper business partnership, Craftsman form with distinctive catslide roof clearly readable, front gable dormer intact, enclosed front porch substantially preserved, original detached garage retained, and overall 1920s Craftsman character evident.

The vinyl siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status given its exceptional historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0154_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29346 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0152_000 Lot 152 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.09196		Long: -83.281016		
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 Traditionalist (altered)
Building Form	1.5 Story rectilinear
Roof Form	Side Gabled Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding Replacement
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Sliding/Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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 ☒ Additions/Siding/Windows			Moved ☐	Date(s):	
Current/Common Name	29346 Walnut						
Historic/Original Owner	Paul Van Riper / Hammond Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Van Riper Family						
Builder/Contractor	Van Riper Family						

Survey Date	24 Oct. 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 residence was originally constructed as a Minimal Traditional dwelling during the mature Ford Village Industries period. However, **multiple additions and alterations** have substantially modified the original building, obscuring its historic character and compromising its ability to convey its 1941 construction date and original architectural form.

The current building displays an irregular massing resulting from multiple additions. The original 1.5-story Minimal Traditional core appears to have featured a side gable roof with front-facing gable, typical of the style. Subsequent additions have created an extended footprint with multiple intersecting rooflines that disrupt the original compact form. A substantial side addition extends the building to the right, featuring its own front-facing gable with oval vent that matches but does not replicate historic proportions. A carport addition extends from the left side of the building, and a garage is also present.

The exterior has been completely re-clad with tan vinyl siding, eliminating any evidence of original exterior materials. Oval decorative vents appear in the gable peaks, representing either original features or later additions consistent with the overall renovation. The concrete foundation is visible at grade level.

The fenestration has been entirely replaced with aluminum windows including sliding and double-hung configurations. The window placement and sizes appear to have been modified from original configurations, with the current arrangement reflecting the additions and renovations rather than 1941 design. White trim frames the windows and doors.

The entry features a black door with sidelights, accessed by a small stoop. The entry configuration appears to reflect renovation rather than original design.

The property occupies a lot with manicured lawn, mature shade tree, and formal evergreen foundation plantings (arborvitae) arranged symmetrically. Decorative boulders accent the landscaping. The well-maintained grounds indicate continued property stewardship despite the building alterations.

This one story, single-family frame residence without a garage is situated on Lot 152 in the Van Riper Sub. No. 2 and in 1941, the address was 29346 Walnut.[1]

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, George Van Riper owned lot 152 in the Van Riper Subdivision No. 2; there was no residence on the lot.[2] In 1942, Paul Van Riper owned lot 152 in the Van Riper Subdivision No. 2; and the residence thereon, 29346 Walnut St.[3]

"Home of the Hammond family. Charles, the father served on the Flat Rock City Council for many years. His son Mark was President of the Council. Other children were Rusty and Laura."[4] The Charles R. Hammond Family resided at 29346 Walnut in 1959.[5]

" Home was purchased from the Hammond family by their niece and her husband, William and June Digna, in 1967 and their six children: Christine, Jeffrey, William Jr., Steven, Marcia and Bruce. The Digna family owned the home until the late 1980's."[6]

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg, 195, entry for George Van Riper on lot 152; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg, 618, entry for Paul Van Riper on lot 152; original records held by Brownstown Township Historical Society.

[4] 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.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

Statement of Significance/Recommendation of Eligibility

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

Non-Contributing Status Assessment

This property is classified as **Non-Contributing** to the Flat Rock Historical District due to cumulative alterations that have compromised its ability to convey historic significance.

Loss of Design Integrity: The multiple additions have substantially altered the original Minimal Traditional footprint and massing. The 1941 Minimal Traditional style was characterized by compact, efficient forms with simple rooflines. The current irregular massing with multiple intersecting gables and extended wings does not communicate the original design intent.

Loss of Materials Integrity: The complete vinyl siding application has eliminated all evidence of original exterior wall materials. No historic fabric is visible on exterior wall surfaces.

Loss of Workmanship Integrity: The replacement windows, modified fenestration patterns, and overall renovation have removed evidence of 1941 construction methods and craftsmanship.

Loss of Feeling and Association: The cumulative alterations prevent the property from conveying the feeling of a 1941 Minimal Traditional residence. A viewer cannot readily perceive the building's historic construction date or its association with prewar residential development patterns.

Comparison with Contributing Properties: Other 1940-1941 Minimal Traditional residences in the district—such as 25519 Gibraltar (1940) and 29512 Evergreen (1940)—retain their essential form, roof configuration, and massing despite siding and window replacement. Those properties communicate their historic character because alterations have not changed fundamental building form. This property's multiple additions have altered the basic building form, crossing the threshold from acceptable alteration to loss of contributing status.

This property is recommended as **Non-Contributing** to the Flat Rock Historical District due to multiple additions and alterations that have compromised historic integrity.

Factors Supporting Non-Contributing Status:

- Multiple additions have substantially changed original footprint and massing
- Original Minimal Traditional form no longer readable
- Carport and garage additions alter historic configuration
- Vinyl siding has replaced all original exterior materials
- Complete window replacement with non-historic types and configurations
- Modified fenestration patterns
- Multiple intersecting rooflines disrupt original roof form
- Cumulative alterations prevent communication of 1941 construction date
- Property does not convey feeling of prewar Minimal Traditional residence

Note: The property retains integrity of location (original site) and setting (within established residential neighborhood). However, these two aspects alone are insufficient to support contributing status when design, materials, workmanship, feeling, and association have been compromised by extensive alterations.

While the c. 1941 construction date falls within the district's period of significance, the building's current appearance does not contribute to the historic character of the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0152_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29356 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0151_000 Lot 151 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091815	Long: -83.281182			
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	National Folk House
Building Form	1-Story rectilinear building
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Replacement
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	One 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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29356 Walnut						
Historic/Original Owner	Andrew Bodary						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Catalog Home (likely)						
Builder/Contractor	Andrew Bodary (likely)						

Survey Date	24 Oct 2025	Recorded By	Lesley Gilliand 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 one-story residence represents Flat Rock's residential development during the established Ford Village Industries period, constructed eight years after Henry Ford established the Flat Rock lamp factory. The house is likely a catalog home built by Andrew Bodary, a local builder whose work contributed to Flat Rock's residential development during this period. Catalog homes—prefabricated or kit houses sold through mail-order catalogs by companies such as Sears, Aladdin, and Gordon-Van Tine—represented an efficient and economical housing solution popular throughout the 1920s and 1930s, providing quality construction with standardized designs.

The front-facing gable roof with brown asphalt shingles creates a classic bungalow profile. The gable end features a triangular louvered vent and modest eave overhang characteristic of the style. A brick chimney rises from the roof, indicating the home's original heating system and representing an important surviving original feature. The compact one-story form provided efficient living space appropriate for working-class and middle-class households serving the industrial community.

The exterior has been re-clad with cream-colored aluminum siding, an alteration affecting integrity of materials. The aluminum application follows original wall planes and preserves the visual proportions of the historic facade. The concrete block foundation is visible at grade level, representing original construction materials typical of 1930 residential building.

The enclosed front porch represents a defining architectural feature and remains substantially intact. The porch wraps the corner of the facade, featuring multiple window bays with white frames creating a sun porch effect that maximizes natural light. White lattice skirting encloses the area beneath the porch, a traditional detail providing ventilation while screening the foundation. The porch configuration provides additional living space and demonstrates the Craftsman emphasis on indoor-outdoor connection. A side entry with wood stairs and simple railing provides access, with an American flag displayed reflecting continued property pride.

A single window with a burgundy decorative shutter is visible on the side elevation, providing visual accent. The windows have been replaced with aluminum double-hung units, affecting integrity of materials and workmanship, though the replacement windows maintain appropriate scale.

The property occupies a generous corner lot with manicured lawn and a mature shade tree. The original detached garage remains on the property, representing an important contributing outbuilding that enhances the property's historic integrity.

Character-defining features include the 1930 construction date within the established Ford Village Industries period, catalog home origins, association with builder Andrew Bodary, one-story bungalow form with front-facing gable, enclosed corner sun porch with multiple window bays, lattice porch skirting, brick chimney as original feature, concrete block foundation, original detached garage, and overall Craftsman bungalow massing and proportions despite aluminum siding application.

This one-story, single-family residence with matching garage is situated on Lot 151 in the Van Riper Sub. No. 2 and in 1941, the address was 29356 Walnut.[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 1927, no owner was listed on lot 151 of Van Riper Subdivision No. 2; and no structure existed on this lot.[2] In 1931, Andrew Bodary owned lot 151 of Van Riper Subdivision No. 2; and the new residence thereon.[3] In 1940, Charles & Edna Francis and family were living at 29356 Walnut St., and Charles was employed as an operator for the power plant.[4] In 1942, Andrew Bodary owned lot 151 of Van Riper Subdivision No. 2; and the residence thereon, 29336 Walnut St.[5]

In 1950, Ralph & Leila Parker resided at 29356 Walnut; and Ralph worked in a separator box at the Oil Refinery.[6] Ralph Parker resided at 29356 Walnut in 1959.[7]

"Home of the Parker family. Ralph and Leila and their daughters Sue and Jill. They were active in the Methodist Church of Flat Rock. Ralph worked for Mobil Oil and Leila worked at the Flat Rock Post Office. Leila was for many years a Brownie leader."[8]

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 125, [empty] on lot 151; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 118, entry for Andrew Bodary on lot 151; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 19, for Charles & Edna Francis and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[5] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged alphabetically and by subdivision; vol. 3, pg. 618, entry for Andrew Bodary on lot 151; original records held by Brownstown Township Historical Society.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 424, for Ralph & Leila Parker; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 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.

Statement of Significance/Recommendation of Eligibility

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

Criterion A — Community Planning and Development/Industry

This 1930 residence represents Flat Rock's continued residential development during the established Ford Village Industries period. By 1930, eight years after Henry Ford established the Flat Rock lamp factory, the community had developed a stable pattern of residential growth serving industrial workers. The property's identification as a likely catalog home built by Andrew Bodary connects it to two significant aspects of early twentieth-century residential development: the widespread use of standardized catalog house designs that made homeownership accessible to working-class families, and the role of local builders in constructing these homes for the community.

Catalog homes represented a democratization of quality housing, providing professionally-designed residences at affordable prices through efficient manufacturing and standardized construction. Local builders like Andrew Bodary served as the essential link between catalog companies and homeowners, providing the construction expertise to erect these dwellings.

Criterion C — Architecture

The property represents a good local example of catalog home construction, a significant housing type that shaped American residential development during the early twentieth century. The house exhibits characteristic features of catalog bungalow designs including compact one-story form, front-facing gable, enclosed sun porch, and modest domestic scale. The enclosed corner porch with multiple window bays represents a popular catalog home feature providing additional living space and natural light. While aluminum siding and window replacement have affected integrity of materials, the property retains its essential bungalow form, roof configuration, distinctive enclosed porch, brick chimney, and original garage.

Integrity Assessment

The property retains integrity of location, design, setting, feeling, and association. The house remains on its original site on Walnut Street. The design retains the essential bungalow form including front-facing gable, enclosed corner sun porch, and compact massing. The setting preserves suburban character with generous lot and mature shade tree. The property conveys the feeling of a 1930 catalog home residence and maintains association with Ford Village Industries-era residential development. Integrity of materials and workmanship has been compromised by aluminum siding application and window replacement. However, the retention of the enclosed porch, brick chimney, concrete block foundation, and original detached garage partially mitigates these material losses.

This property is recommended as **Contributing** to the Flat Rock Historical District. The 1930 catalog home retains sufficient integrity to convey its historic character and association with Ford Village Industries-era residential development. Supporting factors include 1930 construction during the established Ford period, catalog home origins representing significant housing type, likely association with local builder Andrew Bodary, one-story bungalow form with front-facing gable, enclosed corner sun porch substantially preserved, brick chimney surviving as original feature, concrete block foundation visible as original material, original detached garage retained as contributing outbuilding, and overall bungalow massing and proportions clearly readable.

The aluminum siding and window replacement represent alterations affecting integrity of materials but do not disqualify the property from contributing status. The distinctive enclosed porch, front-facing gable, brick chimney, original garage, and overall catalog home character remain clearly evident and communicate the property's 1930 construction and architectural significance within Flat Rock's residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0151_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29386 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0150_000 Lot 150 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091678		Long: -83.281171		
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	1939
Architectural Style	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Pyramid Hipped Roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Red Brick Veneer
Foundation Materials	Red Brick
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	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 ☒	Moved ☐	Date(s):		
Current/Common Name	29386 Walnut					
Historic/Original Owner	Andrew & Ellen Bodary					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Andrew Bodary					
Builder/Contractor	Andrew Bodary					

Survey Date	24 Oct. 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. 1939 Colonial Revival residence with Prairie influence is a 2-story brick veneer dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally substantial properties along Walnut Street. The quality brick veneer construction and full 2-story massing distinguish this property from the more common 1 and 1.5-story frame houses that predominate in the district, representing a significant investment in permanent, quality housing. The combination of Colonial Revival form with Prairie-influenced horizontal emphasis creates a distinctive architectural character that is shared with the neighboring property at 29428 Walnut.

The house exhibits a substantial 2-story form with a broad hipped roof that creates clean, horizontal lines characteristic of Prairie influence. The hipped roof, covered with asphalt shingles in a gray tone, wraps around all sides of the house without prominent gable ends, emphasizing the horizontal proportions of the design. This roof form, combined with the broad facade and substantial massing, reflects the Prairie style's emphasis on horizontality while the overall form and fenestration pattern draw from Colonial Revival traditions. The boxy, cubic massing creates a solid, substantial appearance that conveys permanence and quality.

The exterior walls feature dark red or brown brick veneer construction that demonstrates quality materials and skilled masonry workmanship. The brick is laid in running bond with consistent mortar joints, creating the substantial, permanent appearance that characterized the finest residential construction of the period. Brick veneer construction provided superior durability, fire resistance, and low-maintenance exteriors compared to the frame construction with siding typical of most Village Industries housing. The warm, dark tones of the brick have aged gracefully over more than eight decades.

The front facade displays a balanced arrangement characteristic of Colonial Revival design, with windows positioned symmetrically on either side of the central entrance on the second floor and a slightly asymmetrical arrangement on the first floor. The fenestration includes multi-light windows with Colonial-style divided panes that reinforce the traditional aesthetic. The windows appear to be aluminum replacement units that maintain the multi-light configuration of the originals.

The entrance is positioned slightly off-center on the first floor, accessed by brick steps with a simple metal railing. An American flag mounted beside the entrance demonstrates continued pride of ownership. The entrance area is framed by carefully shaped evergreen shrubs that create a formal, welcoming approach. A blue mailbox is mounted near the door.

A notable landscape feature is a decorative brick planter or raised bed that extends along part of the front facade, creating a unified masonry appearance and providing space for ornamental plantings. This brick feature may be original to the house or an early addition that complements the brick construction.

The foundation is constructed of brick and concrete, providing a unified masonry appearance at the base of the house and demonstrating quality construction throughout.

The property occupies an exceptionally well-maintained lot with a manicured lawn, shaped evergreen shrubs, and ornamental plantings. A Japanese maple with distinctive red foliage creates a dramatic color accent against the dark brick. The landscaping demonstrates continued investment in the property and exceptional pride of ownership. A detached garage is visible at the rear of the property, accessed by a driveway along the side of the house.

Character-defining features include the Colonial Revival form with Prairie influence, the 2-story brick veneer construction, the broad hipped roof, the multi-light windows, the brick entrance steps and planter, and the substantial massing that distinguishes this property within the Walnut Street streetscape.

This two-story, single-family brick veneer residence with matching garage is situated on Lot 150 in the Van Riper Sub. No. 2 and in 1941, the address was 29386 Walnut.[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 1940, Andrew & Ellen Bodary were living at 29386 Walnut St., and Andrew was employed as a Contractor in Building Construction.[2] In 1950, Andrew & Ellen Bodary resided at 29386 Walnut; and Andrew worked as Contractor for Building construction.[3] The Andrew Bodary Family resided at 29386 Walnut St. in 1959.[4]

"Home of the Bodary Family. Andrew, Ellen and their children Alden, Chuck, Jim, Mary Ellen, Dan and Alan. Andrew was an entrepreneur. He built many houses on Walnut St. He owned the Flat Rock Lanes bowling alley where he and his sons worked. It was located on Erie St. He built his house, the Stewart house, the Parker house, and the O'Lynnger house and he had a great deal of rental property in Flat Rock. As my husband and I were buying property in Flat Rock, someone at the water department once commented that we would soon have as many water bills as Andy Bodary."[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 c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and is notable for its **architectural distinction** as a 2-story Colonial Revival residence with Prairie influence and quality brick veneer construction. The property represents pre-World War II residential development and demonstrates the upper range of housing quality available in the Village Industries community.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Colonial Revival house represents the residential development that characterized the community's growth. The construction of substantial brick housing demonstrates that the Village Industries community attracted families who could invest in quality, permanent homes. This property illustrates the upper range of housing options available in Flat Rock during the mature Village Industries era.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled families to invest in quality brick housing that would provide permanent, low-maintenance homes for generations. While frame houses with wood or composition siding were more common and economical, brick construction represented an investment in permanence and quality that reflected the confidence Village Industries families had in their community's future.

The property exhibits an interesting blend of Colonial Revival and Prairie style influences that was not uncommon during the late 1930s and early 1940s. The balanced facade arrangement, multi-light windows, and traditional proportions reflect Colonial Revival design principles, while the broad hipped roof with its strong horizontal emphasis and the cubic massing draw from Prairie style traditions. This architectural blend creates a distinctive character shared with the neighboring property at 29428 Walnut, suggesting either the same builder or a shared design source.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 18, Andrew & Ellen Bodary ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 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 40, dwelling 425, for Andrew & Ellen Bodary ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 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.

This property contributes to a notable concentration of quality brick houses documented along Walnut Street. Together with the Tudor Revival at 29357, the Colonial Revival/Prairie at 29428, and the Minimal Traditional at 29456, this property demonstrates that Walnut Street attracted families who could invest in substantial, permanent brick homes. The presence of multiple brick houses from the late 1930s and early 1940s suggests that this section of the street developed as a particularly desirable location within the Village Industries community.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is excellent, with the Colonial Revival/Prairie form, 2-story massing, and hipped roof clearly preserved. Integrity of materials is strong, with the original brick veneer construction intact; only the windows represent replacement elements. Integrity of workmanship is demonstrated in the quality brickwork and brick landscape features. Integrity of setting is preserved through the relationship to neighboring residences and exceptional landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality pre-war residence.

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

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Colonial Revival form with Prairie influence and quality brick veneer construction make this one of the most architecturally substantial properties documented along Walnut Street.

The property retains excellent integrity, with the original brick veneer construction providing the most significant material survival. The dark red/brown brick, laid in running bond with consistent mortar joints, demonstrates the quality masonry craftsmanship that characterized the finest residential construction of the period. The broad hipped roof creates the clean, horizontal lines characteristic of Prairie influence, while the balanced facade with multi-light windows reflects Colonial Revival traditions.

The 2-story massing distinguishes this property from the predominantly 1 and 1.5-story houses that characterize Walnut Street. This substantial scale, combined with quality brick construction, represents the upper range of housing available in the Village Industries community and demonstrates that Flat Rock attracted families who could invest in permanent, quality homes.

The architectural similarity to the neighboring property at 29428 Walnut is notable. Both houses exhibit the same Colonial Revival/Prairie blend with 2-story brick construction and broad hipped roofs. This suggests either the same builder, a shared design source, or coordinated development of this section of the street during the late 1930s.

The exceptional landscaping, including the Japanese maple, shaped evergreens, and brick planter, demonstrates continued investment in the property and creates an attractive setting that enhances the historic character. The American flag at the entrance reflects continued pride of ownership.

The combination of quality brick construction, Colonial Revival/Prairie architectural character, 2-story massing, excellent integrity, and relationship to neighboring brick houses makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0150_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29416 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0149_000 Lot 149 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091539		Long: -83.281116		
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	Minimal Traditionalist	
Building Form	1.5-Story Rectilinear	
Roof Form	Side Gabled Roof	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding Replacement	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacements	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29416 Walnut						
Historic/Original Owner	Andrew Bodary						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Andrew Bodary						
Builder/Contractor	Andrew Bodary						

Survey Date	24 Oct 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. 1930 Minimal Traditional residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents early Village Industries-era residential development, constructed approximately two years after Ford's formal establishment of the lamp plant, and is among the earliest houses documented in this survey. The property exemplifies the practical, economical housing that characterized the initial years of Village Industries development, when the community was beginning its transformation from agricultural village to industrial community. The house retains its essential Minimal Traditional form despite material alterations, contributing to the consistent residential character that defines Walnut Street.

The house exhibits the characteristic Minimal Traditional form with a compact single-story plan and a side-gabled roof with a prominent front gable accent. The roof, covered with asphalt shingles in a gray tone, features the moderate pitch typical of early Minimal Traditional design. The front gable accent creates visual interest on the facade and provides a focal point for the composition. This roof configuration, combining a side-gabled main roof with a front gable element, became a standard approach for economical residential construction during this period.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Minimal Traditional design. The vinyl siding provides a low-maintenance exterior while preserving the modest, unpretentious character of the original house.

The front facade displays an asymmetrical arrangement with the entrance positioned beneath the front gable accent. A covered front porch with simple square posts provides shelter at the entrance and creates outdoor sitting space. Red patio chairs on the porch suggest active use of this outdoor living area. The porch, with its concrete steps and simple detailing, reflects the economical approach of early Minimal Traditional design.

The windows include aluminum sliding units, which represent replacement windows that are not typical of the original construction period. Original windows would likely have been wood double-hung units. Navy or dark blue shutters flank the windows, adding traditional character and color contrast against the light siding. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses.

The foundation is constructed of brick and concrete, representing standard foundation construction for houses of this period.

The property occupies a well-maintained lot with a manicured lawn and attractive landscaping. Two shaped ornamental trees with dense, rounded canopies flank the front entrance, creating a formal, symmetrical framing effect. Foundation plantings including hostas and flowering shrubs enhance the entrance area, while a flowering azalea adds seasonal color near the driveway. A detached garage is visible at the rear of the property.

Character-defining features include the Minimal Traditional form, the single-story massing with side-gabled roof and front gable accent, the covered front porch with simple posts, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

This one-story, single-family residence with matching garage is situated on Lot 149 in the Van Riper Sub. No. 2 and in 1941, the address was 29416 Walnut.[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 1931, Andrew Bodary owned lot 149 in the Van Riper Subdivision No. 2; and the residence thereon.[2] In 1940, Albert John & Mary Irene Grasgrin and daughter were living at 29416 Walnut St., and Albert was employed as a manager for the new FlatRoc Theater.[3]

In 1947, Irwin Weahterholt resided at 29416 Walnut St.[4] In 1950, Irwin Weahterholt resided at 29416 Walnut St.[5] Irvin Weatherholt resided at 29416 Walnut in 1959.[6] Nina Weatherholt resided at 29416 Walnut St. from 1967 to 1971.[7]

"Home of Norma and Slug O'Lynnger. He worked for the DT&I Railroad for many years. Their children were Nikki, Billy and Michael. They were active in the Methodist Church. Norma taught Sunday School there for many many years."[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. 1930 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, constructed approximately two years after Ford's establishment of the lamp plant, and demonstrates the initial housing response to the economic opportunities created by Ford's industrial investment.

Criterion A - Community Planning and Development: Constructed c. 1930, approximately two years after Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this Minimal Traditional house represents the early residential response to the economic opportunities created by Ford's industrial investment. The property demonstrates the type of housing that Village Industries workers constructed or purchased during the initial years of the program, when the community was beginning its transformation from agricultural village to industrial community.

The property's c. 1930 construction date places it among the earliest residential responses to Ford's Village Industries program in Flat Rock. Together with the property at 29345 Walnut (also c. 1930), this house represents the first wave of residential construction that followed the lamp plant's establishment in 1928. These early houses established the patterns of residential development that would characterize the community for the next several decades, demonstrating the immediate housing demand created by stable industrial employment.

The Minimal Traditional style emerged during the late 1920s and became dominant during the Depression years as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design. This early example demonstrates the fundamental characteristics of the style: compact single-story form, simple roof with modest decorative accent, economical porch treatment, and

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 119. entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 17, for Albert John & Mary Irene Grasgrin and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[4] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); 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 80, dwelling 426, for Irwin Weahterholt ; 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.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1967-71) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[8] 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.

absence of elaborate ornamentation. The style's emphasis on efficiency and economy made it well-suited to the needs of working families during the early Village Industries era.

The stable employment provided by Ford's lamp plant enabled continued residential construction in Flat Rock from the program's inception. While the full impact of the Village Industries program would become apparent over the following decades, early houses like this one demonstrate the immediate attraction that stable industrial employment held for workers and their families. The construction of new housing just two years after the lamp plant's establishment reflects the confidence that early Village Industries workers had in their community's future.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, front gable accent, and covered front porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement sliding windows, which are not typical of the original period. Integrity of setting is preserved through the property's relationship to neighboring residences and established landscaping. Integrity of feeling and association remain, as the property continues to convey its character as an early Village Industries-era residence.

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

The c. 1930 construction date places this property among the earliest residential responses to Ford's Village Industries program in Flat Rock, constructed just two years after the lamp plant's establishment. Together with 29345 Walnut, this property represents the first wave of housing construction that followed Ford's industrial investment, establishing the patterns of residential development that would characterize the community for decades.

The property retains its essential Minimal Traditional form, with the side-gabled roof, front gable accent, single-story massing, and covered front porch clearly legible despite material alterations. The front gable accent provides visual interest on an otherwise simple facade, demonstrating the modest architectural embellishment that characterized even economical housing during this period.

The early construction date is particularly significant, as it demonstrates the immediate residential response to the Village Industries program. While many properties documented along Walnut Street date from the late 1930s and early 1940s, this c. 1930 house represents the initial development phase when the community was first beginning to transform in response to Ford's industrial investment.

The property contributes to the cohesive residential streetscape of Walnut Street, where houses spanning from c. 1930 through the early 1950s create a unified character that conveys the progressive residential development of the Village Industries era. This early property helps establish the chronological range of development represented in the district.

While vinyl siding and replacement sliding windows have diminished material integrity, these alterations do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, early Village Industries construction date, and residential character remain clearly legible, and the property continues to demonstrate its associations with the initial residential development that characterized Flat Rock following the establishment of Ford's lamp plant.

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_135_06_0149_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29428 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0148_000 Lot 148 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091403		Long: -83.281115		
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	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Brick/Concrete
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	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 ☒ Porch updates	Moved ☐	Date(s):		
Current/Common Name	29428 Walnut					
Historic/Original Owner						
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	Andrew Bodary					
Builder/Contractor	Andrew Bodary					

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Colonial Revival residence with Prairie influence is a 2-story brick veneer dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally substantial properties along Walnut Street. The quality brick veneer construction and full 2-story massing distinguish this property from the more common 1 and 1.5-story frame houses that predominate in the district, representing a significant investment in permanent, quality housing. The combination of Colonial Revival form with Prairie-influenced horizontal emphasis creates a distinctive architectural character.

The house exhibits a substantial 2-story form with a broad hipped roof that creates strong horizontal lines characteristic of Prairie influence. The hipped roof, covered with asphalt shingles in a gray tone, wraps around all sides of the house without prominent gable ends, emphasizing the horizontal proportions of the design. This roof form, combined with the broad facade and substantial massing, reflects the Prairie style's emphasis on horizontality while the overall form and fenestration pattern draw from Colonial Revival traditions. The property was likely constructed from a kit house plan, as suggested by the built-in window box beneath the second-floor window—a distinctive feature commonly included in catalog home designs from companies such as Sears, Aladdin, and others that sold pre-cut house kits during this period.

The exterior walls feature red brick veneer construction that demonstrates quality materials and skilled masonry workmanship. The brick is laid in running bond with consistent mortar joints, creating the substantial, permanent appearance that characterized the finest residential construction of the period. Brick veneer construction provided superior durability, fire resistance, and low-maintenance exteriors compared to the frame construction with siding typical of most Village Industries housing. The warm red tones of the brick have aged gracefully over more than eight decades.

The front facade displays a symmetrical arrangement characteristic of Colonial Revival design, with windows balanced on either side of the central entrance. The fenestration includes multi-light windows with Colonial-style divided panes that reinforce the traditional aesthetic. Teal or green shutters flank the windows, adding color and traditional character to the brick facade. A notable feature is the built-in window box beneath the second-floor window, a distinctive element that suggests kit house origins. Window boxes integrated into the building design were a common feature of catalog homes, providing both decorative appeal and an opportunity for personalization through flowering plants. The current owners maintain this feature with a hanging flower basket, continuing the tradition of floral display that the original design intended.

A green canvas awning with scalloped trim provides weather protection at the front entrance, representing a mid-century addition that was popular during the 1950s and 1960s. The awning adds a decorative touch while serving the practical function of shading the entrance.

A substantial wooden deck extends across the front of the house, representing a later addition that has expanded the outdoor living space. The deck, with its wooden railings featuring metal balusters, provides an outdoor entertainment area with patio furniture and umbrella visible. While the deck is not original, it demonstrates continued investment in the property and contemporary use patterns.

The foundation is constructed of brick and concrete, providing a unified masonry appearance at the base of the house and demonstrating quality construction throughout.

The property occupies a well-maintained lot with a manicured lawn and a large mature shade tree that provides cooling shade and frames the house. Foundation plantings including hostas and other perennials contribute to the established residential character. A detached garage is visible at the rear of the property.

Character-defining features include the Colonial Revival form with Prairie influence, the 2-story brick veneer construction, the broad hipped roof, the symmetrical facade arrangement, the multi-light windows with shutters, the built-in window box suggesting kit house origins, and the substantial massing that distinguishes this property within the Walnut Street streetscape.

This two-story, single-family brick veneer residence with matching garage is situated on Lot 148 in the Van Riper Sub. No. 2 and in 1941, the address was 29429 [sic] Walnut.[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 1939, Andrew Bodary owned lot 148 in the Van Riper Subdivision No. 2 and there was no structure on the lot at that time.[2] In In 1940, Frederick & Justina Terns were living at 29428 Walnut St., and Fred was employed as a tool & die maker for the auto factory.[3]

In 1942, Andrew Bodary owned lot 148 in the Van Riper Subdivision No. 2 and the residence thereon.[4] In 1947, Willis Bidwell resided at 29428 Walnut St.[5] In 1950, Willis & Nathalie Bidwell and family resided at 29428 Walnut; and Willis was employed as a truck driver for Steel Manufacturing.[6]

In 1955, James Rogers resided at 29428 Walnut St.[7] Earl S. Reese resided at 29428 Walnut in 1959.[8] "Home of the Courtney family in the late 60's through the 80's."[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.

This c. 1939 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and is notable for its **architectural distinction** as a 2-story Colonial Revival residence with Prairie influence and quality brick veneer construction. The property represents pre-World War II residential development and demonstrates the upper range of housing quality available in the Village Industries community.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Colonial Revival house represents the residential development that characterized the community's growth. The construction of substantial brick housing demonstrates that the Village Industries community attracted families who could invest in quality, permanent homes. This property illustrates the upper range of housing options available in Flat Rock during the mature Village Industries era.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled families to invest in quality brick housing that would provide permanent, low-maintenance homes for generations. While frame houses with wood or composition siding were more common and economical, brick construction represented an investment in permanence and quality that reflected the confidence Village Industries families had in their community's future.

The property exhibits an interesting blend of Colonial Revival and Prairie style influences that was not uncommon during the late 1930s and early 1940s. The symmetrical facade arrangement, multi-light windows, and traditional proportions reflect Colonial Revival design principles, while the broad hipped roof with its strong

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 195, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district. (ED) 82-1, sheet 1B, dwelling 16, Frederick & Justina Terns; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 618, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[5] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 427, for Willis & nathalie Bidwell and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[7] 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.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] Personal knowledge of Guy & Marsha Younglove, [RESEARCHER'S CONTACT INFORMATION]. The Younglove's have been multi-generational residents of Flat Rock and long-time members of the Flat Rock Historical Society, August 2025.

horizontal emphasis draws from Prairie style traditions. This combination creates a distinctive architectural character that distinguishes the property from both purely Colonial Revival and purely Prairie examples.

The brick veneer construction represents a higher quality of materials and craftsmanship than the frame construction that characterizes most of the district. Brick veneer provided superior durability, fire resistance, and maintenance-free exteriors. The survival of this brick construction in excellent condition after more than eight decades demonstrates the quality of the original workmanship. Together with the brick Tudor at 29357 Walnut and the brick Minimal Traditional at 29456 Walnut, this property demonstrates that Walnut Street attracted families who could invest in substantial, permanent brick homes.

The built-in window box beneath the second-floor window suggests this property may have been constructed from a kit house plan. During the early 20th century, companies such as Sears, Roebuck and Company, Aladdin, Gordon-Van Tine, and others sold pre-cut house kits that could be assembled on-site. These catalog homes featured distinctive design elements, including built-in window boxes, that were integrated into the overall design. Kit houses represented an innovative approach to homeownership that made quality housing accessible to working families, and their presence in Flat Rock reflects the community's connection to broader national trends in residential construction. The combination of kit house design with brick veneer construction suggests a homeowner who invested in upgrading the standard kit specifications to achieve a more substantial, permanent residence.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is excellent, with the Colonial Revival/Prairie form, 2-story massing, and hipped roof clearly preserved. Integrity of materials is strong, with the original brick veneer construction intact; the front deck is a reversible addition. Integrity of workmanship is demonstrated in the quality brickwork. Integrity of setting is preserved through the relationship to neighboring residences and established landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality pre-war residence.

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

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Colonial Revival form with Prairie influence and quality brick veneer construction make this one of the most architecturally substantial properties documented along Walnut Street.

The property retains excellent integrity, with the original brick veneer construction providing the most significant material survival. The red brick, laid in running bond with consistent mortar joints, demonstrates the quality masonry craftsmanship that characterized the finest residential construction of the period. The broad hipped roof creates the strong horizontal lines characteristic of Prairie influence, while the symmetrical facade with multi-light windows reflects Colonial Revival traditions.

The 2-story massing distinguishes this property from the predominantly 1 and 1.5-story houses that characterize Walnut Street. This substantial scale, combined with quality brick construction, represents the upper range of housing available in the Village Industries community and demonstrates that Flat Rock attracted families who could invest in permanent, quality homes. The built-in window box, a distinctive feature suggesting kit house origins, adds historical interest and connects this property to the broader phenomenon of catalog home construction that made quality housing accessible to American families during the early 20th century.

The teal shutters add color and traditional character to the brick facade, while the green canvas awning, a mid-century addition, provides period character. The front wooden deck, while a later addition, demonstrates continued investment in the property and does not compromise the building's essential historic character.

The combination of quality brick construction, Colonial Revival/Prairie architectural character, probable kit house origins, 2-story massing, and excellent integrity makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0148_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29436 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0147_000 Lot 147 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091276	Long: -83.281086			
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
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 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	29436 Walnut						
Historic/Original Owner	Walter & Helen Manning						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Andrew Bodary						
Builder/Contractor	Andrew Bodary						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Cape Cod residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Cape Cod style that was revived during the 1930s as part of the Colonial Revival movement. The property features a notable decorative treatment in the front gable dormer and retains its essential Cape Cod form despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits the characteristic Cape Cod form with a 1.5-story mass and a steeply pitched side-gabled roof. A prominent front gable dormer punctuates the front roof slope, providing light and headroom to the upper half-story while creating the distinctive Cape Cod silhouette. The roof is covered with asphalt shingles in a gray-green tone. The steep roof pitch, characteristic of the Cape Cod style's New England colonial origins, creates substantial usable space in the upper level.

A notable architectural feature is the decorative fish-scale or scalloped shingle treatment in the front gable peak. This decorative shingle pattern, which features rounded lower edges that create a scale-like appearance, adds visual interest and distinguishes this property from simpler Cape Cod examples in the neighborhood.

The exterior walls are clad in vinyl siding in a beige color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Cape Cod design. The vinyl siding appears to have been applied over the original wall surfaces.

A stone chimney rises from the roof, providing material evidence of original construction. The rough-cut stone construction creates a rustic accent that complements the cottage character of the Cape Cod form. Stone chimneys were popular during this period, reflecting the Colonial Revival interest in traditional building materials.

The front facade features a full-width front porch that extends across the entire width of the house. The porch, with its wooden deck, railings, and steps, provides outdoor living space and creates a welcoming approach to the entrance. String lights suspended across the porch suggest that the current owners use this space for outdoor entertaining. The porch may be original to the house or an early addition that has become part of the property's historic character.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The front gable dormer contains a single window that provides light to the upper floor.

The foundation is constructed of concrete, representing standard foundation construction for houses of this period.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Cape Cod form, the 1.5-story massing with steeply pitched side-gabled roof, the front gable dormer with decorative fish-scale shingles, the stone chimney, the full-width front porch, and the overall residential character that contributes to the streetscape of Walnut Street.

This 1.5 story, single-family residence with detached garage is situated on Lot 147 in the Van Riper Sub. No. 2 and in 1941, the address was 29386 Walnut.[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 1939, Andrew Bodary owned lot 147 of the Van Riper Subdivison No. 2; no structure had been built.[2] In 1942, Andrew Boday owned lot 147 of the Van Riper Subdivision No. 2; and the residence thereon, 29436 Walnut St.[3] In 1940, Walter & Helen Manning and family were living at 29436 Walnut St., and Walter was employed as a brakeman for the steam railroad.[4]

Angelos Saros resided at 29436 Walnut in 1947.[5] In 1950, Angelo & Sophia Saros and family resided at 29436 Walnut; and Angelo worked as bartender at a hotel & bar.[6]

"Home of the Saros family who had two children- Steve and John."[7]

Mr. Jim Brick resided at 29436 Walnut in 1959.[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. 1939 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 demonstrates the continued housing construction that supported the growing community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Cape Cod house represents the residential development that characterized the community's growth. By 1939, 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. This property illustrates the type of housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The construction of quality housing like this Cape Cod demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided.

The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, became one of the most popular house types for modest residential construction during the Depression and World War II eras. The style's compact, efficient form and traditional aesthetic made it an attractive choice for working families. This example demonstrates the typical Cape Cod characteristics, including the 1.5-story form, steeply pitched side-gabled roof, and front gable dormer.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 195, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" paginated, arranged by subdivision; vol. 3 pg. 618, entry for Andrew Bodary; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1B, dwelling 15, Walter & Helen Manning and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZD?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 6 of 1034; United States. National Archives and Records Administration.

[5] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 428, for Angelo & Sophia Saros and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[7] 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.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod form with steeply pitched side-gabled roof, front gable dormer with decorative fish-scale shingles, and full-width front porch. Integrity of materials has been diminished through vinyl siding and replacement windows, though the stone chimney and decorative gable shingles remain. Integrity of setting is preserved 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 Cape Cod residence from the pre-war Village Industries era.

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

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Cape Cod form exemplifies the popular housing type that enabled working families to achieve homeownership during this period.

The property retains its essential Cape Cod form, with the steeply pitched side-gabled roof, front gable dormer, and 1.5-story massing clearly legible despite material alterations.

The stone chimney provides material evidence of original construction and adds rustic character that complements the Cape Cod cottage aesthetic.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The Cape Cod form, one of the most popular house types of this period, appears repeatedly along the street, creating a consistent residential scale and character.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod form, pre-war construction date, and surviving decorative details make this property a contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025) parcel number 58_135_06_0147_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29444 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0146_000 Lot 146 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091139		Long: -83.281083		
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 Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Permastone (or similar)
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 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 ☒ Stone/Windows	Moved ☐	Date(s):

Current/Common Name	29444 Walnut
Historic/Original Owner	Marvin & Agatha Mittlestat
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	unknown

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 Minimal Traditional residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that was popular during the late 1930s and early 1940s. The property was originally clad in wood clapboard siding but has been re-clad with stone veneer, likely a form of permastone or similar manufactured stone product that was popular during the mid-20th century. Despite this material alteration, the property retains its essential Minimal Traditional form and massing, contributing to the residential character of Walnut Street.

The house exhibits the characteristic Minimal Traditional form with a compact single-story plan and a hipped roof with a front gable accent. The hipped roof, covered with asphalt shingles in a gray tone, creates clean horizontal lines, while the front gable accent adds visual interest and provides a focal point on the facade. A louvered vent in the gable peak provides attic ventilation. This roof configuration, combining a hipped main roof with a front gable element, was a common variation of Minimal Traditional design.

The exterior walls are currently clad in stone veneer that has been painted gray. This stone veneer, applied over the original wood clapboard siding, represents a mid-20th century modification that was popular from the 1940s through the 1960s. Products marketed under names like "Permastone," "Formstone," or similar trade names were applied to existing frame houses to provide a masonry appearance, reduce maintenance, and modernize the exterior. The stone pattern visible on this house, with its irregular coursing and varied stone shapes, is characteristic of these manufactured stone veneer products. The gray paint may have been applied more recently to unify the appearance or refresh the exterior.

The front facade features a covered front porch with a gabled roof that echoes the main front gable accent. The porch provides shelter at the entrance and outdoor sitting space, with white metal railings enclosing the porch deck. The porch steps lead to the entrance, which is decorated with seasonal items. An American flag displayed near the entrance demonstrates continued pride of ownership.

The windows appear to be aluminum replacement units in a double-hung configuration, with blue or gray decorative shutters adding traditional character to the facade. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses.

The foundation is constructed of concrete, representing standard foundation construction for houses of this period.

The property occupies a lot with mature shade trees that provide cooling shade and contribute to the established residential character. Foundation plantings including hostas frame the entrance area, and container plants add seasonal color. The curb displays the address "29444." A detached garage is visible in the rear of the property.

Character-defining features include the Minimal Traditional form, the single-story massing with hipped roof and front gable accent, the covered front porch with gabled roof, and the overall modest residential scale that contributes to the streetscape character of Walnut Street. While the stone veneer represents a significant material change, the underlying form and configuration remain intact.

The one-story, single-family residence without garage [garage added later] is situated on Lot 146 in the Van Riper Sub. No. 2 and in 1941, the address was 29444 Walnut.[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.

Marvin Mittlestat registered for the draft on 16 Oct 1940; he was married to Agatha, was employed by the Board of Education (Flat Rock, Michigan) and his family resided at 29444 Walnut.[2]

"Home of the Middlestat family. Coach Middlestat for whom the Flat Rock football field is named, his wife Agatha and their children Marv, Betty and Mary Jane. Coach was also a high school math teacher at Flat Rock."[3]

In 1950, Fred & Leota Chase resided at 29444 Walnut.[4] Fred Chase resided at 29444 Walnut in 1957.[5]

Mrs. E. Venclewicz resided at 29444 Walnut in 1959 to 1964; Robert J. Cox resided at 29444 Walnut from 1965 to 1968; and, M.E. Marks resided at 29444 Walnut from 1968 to 1971.[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**. The property represents pre-World War II residential development during the established phase of the Village Industries program. Although the exterior has been altered with stone veneer over the original wood clapboard, the property retains its essential Minimal Traditional form, and the stone veneer itself represents a historically significant mid-20th century modification practice.

Criterion A - Community Planning and Development: Constructed c. 1940, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Minimal Traditional house represents the residential development that characterized the community during the mature Village Industries era. By 1940, 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. This property illustrates the type of housing that enabled homeownership and family formation in the Village Industries community.

The property's c. 1940 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even as the international situation became increasingly uncertain. The construction of modest housing like this Minimal Traditional dwelling demonstrates the continued demand for homeownership opportunities in the Village Industries community.

The application of stone veneer over the original wood clapboard siding represents a historically significant modification practice that was popular during the mid-20th century. Manufactured stone products marketed under names like Permastone, Formstone, and similar trade names became widely popular from the 1940s through the 1960s as homeowners sought to modernize their houses, reduce maintenance, and achieve a masonry appearance at lower cost than true stone construction. This modification, while altering the original material, reflects the aspirations of mid-century homeowners and represents a legitimate historic treatment that occurred within the district's period of significance. The stone veneer has itself acquired historical significance as evidence of mid-20th century residential improvement practices.

Despite the stone veneer application, the property retains its essential Minimal Traditional form. The single-story massing, hipped roof with front gable accent, and covered front porch remain clearly legible. The stone veneer was applied over the existing wall surfaces without altering the building's footprint, roofline, or overall

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[2] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPDV-4TYN : accessed 11 Jan 2026), entry for Marvin Robert Mittlestat and Board Of Education, 16 Oct 1940.

[3] 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.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 429, for Fred & Leota Chase; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[5] 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.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various years), for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

configuration. This preservation of form allows the property to continue conveying its associations with pre-war residential development patterns.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with hipped roof, front gable accent, and covered front porch. Integrity of materials has been compromised by the stone veneer application over original wood clapboard and by replacement windows; however, the stone veneer itself has historical significance as a mid-century modification. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain, as the property continues to convey its character as a modest pre-war residence, and the stone veneer reflects legitimate mid-century improvement practices.

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

The c. 1940 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the final years before World War II. The Minimal Traditional form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during this period.

The property retains its essential Minimal Traditional form despite the application of stone veneer over the original wood clapboard siding. The hipped roof with front gable accent, single-story massing, and covered front porch remain clearly legible, allowing the property to convey its historical associations with pre-war residential development. The stone veneer, while representing a material change from original construction, was applied without altering the building's form, footprint, or roofline.

The stone veneer modification itself carries historical significance as evidence of mid-20th century residential improvement practices. Manufactured stone veneer products became popular during the 1940s through 1960s as homeowners sought to modernize their houses and reduce maintenance. This modification occurred within the district's period of significance (1922-1975) and represents the type of updating that working-class homeowners undertook to improve and personalize their properties. Rather than diminishing historical significance, the stone veneer provides evidence of the ongoing evolution of residential properties during the mid-century period.

The covered front porch with its gabled roof creates a welcoming entrance and provides outdoor living space that was valued by homeowners of this period. The white metal railings, while likely not original, maintain the functional porch configuration.

The property contributes to the cohesive residential streetscape of Walnut Street, where multiple houses from the late 1930s and early 1940s create a unified character. The consistent residential scale and setback pattern remain evident despite variations in exterior materials.

While the stone veneer and replacement windows have altered the original materials, the property retains sufficient integrity to contribute to the historic district. The essential Minimal Traditional form, pre-war construction date, and mid-century stone veneer modification combine to tell the story of residential development and homeowner improvement practices in Flat Rock during the Village Industries era and its immediate aftermath.

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_135_06_0146_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29456 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0145_000 Lot 145 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090988		Long: -83.2811		
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	Early Ranch	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Picture and double hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage on corner	

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	29456 Walnut						
Historic/Original Owner	John & Mildred Geissler						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1951 Minimal Traditional/Early Ranch residence is a single-story brick veneer dwelling situated on a corner lot on Walnut Street in Flat Rock. The building represents post-World War II residential development during the continued growth of the community following the Village Industries era. The property features quality brick veneer construction that distinguishes it from the frame houses that predominate in the district, representing a higher level of investment and permanence. The house exhibits characteristics transitional between the Minimal Traditional style of the late 1930s-1940s and the Ranch style that would dominate residential construction through the 1950s and 1960s.

The house exhibits a compact single-story form with a hipped roof that creates clean, horizontal lines. The hipped roof, covered with asphalt shingles in a gray tone, wraps around all sides of the house, providing a unified roofline without gable ends. This roof form, combined with the single-story massing, represents the transition from Minimal Traditional to Ranch design that characterized early 1950s residential architecture.

The exterior walls feature brick veneer construction on the front facade and portions of the side elevations, with vinyl or aluminum siding on the remaining wall surfaces. This combination of masonry and siding was a common approach that provided the substantial, permanent appearance of brick on the primary facade while reducing construction costs. The red brick is laid in running bond with consistent mortar joints, demonstrating quality masonry workmanship. The brick foundation creates a unified masonry base that elevates the house slightly above grade.

A prominent feature of the front facade is the brick entrance porch or stoop with brick cheek walls and steps. This substantial masonry entry feature provides a welcoming approach to the front door and demonstrates the quality of construction. The brick steps with their concrete cap and simple metal handrail create a formal entrance that reflects the pride of ownership characteristic of post-war homeowners.

The front door is a decorative replacement unit featuring an oval glass insert that adds visual interest to the entrance. While not original, this door style was popular during the late 20th century and reflects the type of updating homeowners have made while maintaining the house.

The fenestration includes a large picture window on the front facade, a characteristic feature that became increasingly popular during the post-war era. Picture windows, which provided expansive views and flooded interiors with natural light, represented a departure from the smaller, more numerous windows of earlier house types. The picture window is flanked by a smaller double-hung window, creating an asymmetrical arrangement typical of the period.

The foundation is constructed of brick, providing a unified masonry appearance at the base of the house and demonstrating the quality of construction throughout.

The corner lot setting provides the house with visibility from two street frontages and additional yard space. A large mature shade tree dominates the front yard, providing cooling shade and contributing to the established residential character. The property features exceptional landscaping including hostas, a Japanese maple with distinctive burgundy foliage, and other ornamental plantings that demonstrate continued investment and pride of ownership. A concrete walkway leads from the sidewalk to the front entrance.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Minimal Traditional/Early Ranch form, the single-story massing with hipped roof, the brick veneer construction, the prominent brick entrance porch with steps, the picture window, the corner lot setting, and the overall quality of construction that distinguishes this property within the streetscape.

History of the Resource

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

The John & Mildred Geissler Family lived at 29456 Walnut from 1953 through 1971.[1] "Home of the Geissler family-John and Millie and their children Dana and Dale."[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 c. 1951 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 development and demonstrates the continued growth of the Flat Rock community following the established Village Industries era. The quality brick veneer construction represents a higher level of investment than typical frame houses in the district.

Criterion A - Community Planning and Development: Constructed c. 1951, during the post-war building boom that transformed American residential development, this Minimal Traditional/Early Ranch house represents the continued growth of Flat Rock as an established residential community. By the early 1950s, the community had matured beyond its Village Industries origins, though the stable employment and quality housing established during the Ford era continued to attract families seeking homeownership opportunities. This property illustrates the type of quality housing that characterized post-war residential development in Flat Rock.

Post-War Development Context: The property's c. 1951 construction date places it within the post-World War II building boom, when pent-up demand from the Depression and war years combined with returning veterans and growing families to create unprecedented residential construction. The single-story form, hipped roof, and picture window represent design trends that emerged during this period, as American residential architecture evolved from the Minimal Traditional and Cape Cod styles of the pre-war era toward the Ranch houses that would dominate the 1950s and 1960s.

Brick Veneer Construction: The brick veneer construction represents a higher quality of materials than the frame construction with siding that characterizes most of the district. Brick veneer provided superior durability, fire resistance, and low-maintenance exteriors. The survival of this brick construction in excellent condition after more than seven decades demonstrates the quality of the original workmanship. Like the Tudor Revival brick house at 29357 Walnut, this property represents the upper range of housing quality available in Flat Rock, demonstrating that the community attracted families who could invest in substantial, permanent homes.

Transitional Architecture: The property exhibits characteristics transitional between Minimal Traditional and Ranch styles. The compact footprint and economical approach reflect Minimal Traditional influences, while the single-story form, hipped roof, and picture window anticipate the Ranch style. This transitional character is typical of early 1950s residential construction, when builders and homebuyers were moving away from the 1.5-story Cape Cod and Minimal Traditional forms toward the single-story Ranch that would define suburban development for the next two decades.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original corner lot. Integrity of design is excellent, with the Minimal Traditional/Early Ranch form, hipped roof, and single-story massing clearly preserved. Integrity of materials is strong, with the original brick veneer construction intact; the replacement door and windows represent minor alterations. Integrity of workmanship is demonstrated in the quality brickwork. Integrity of setting is preserved through the corner lot location and relationship to neighboring residences. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality post-war residence.

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

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**; 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] 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.

The c. 1951 construction date places this property within the post-World War II period of continued residential development in Flat Rock. The Minimal Traditional/Early Ranch form with quality brick veneer construction represents the type of housing that characterized the community's continued growth and maturation following the established Village Industries era.

The property retains excellent integrity, with the original brick veneer construction providing the most significant material survival. The red brick, laid in running bond with consistent mortar joints, demonstrates the quality masonry craftsmanship that characterized the best residential construction of the period. The brick entrance porch with its substantial steps and cheek walls creates a welcoming approach that reflects the pride of ownership characteristic of post-war homeowners.

The single-story form with hipped roof represents the transitional architecture between Minimal Traditional and Ranch styles that characterized early 1950s residential construction. The picture window, a signature feature of post-war houses, provides expansive glazing that distinguishes this house from the smaller, more numerous windows of earlier house types. This evolution in residential design reflects changing American lifestyles and expectations for housing.

The corner lot setting enhances the property's contribution to the streetscape, providing visibility from two directions. The exceptional landscaping, including the large shade tree, hostas, and Japanese maple, demonstrates continued investment in the property and creates a well-maintained residential setting.

The quality brick veneer construction distinguishes this property from the frame houses that predominate on Walnut Street, representing the higher end of housing options available in post-war Flat Rock. Like the brick Tudor at 29357 Walnut documented earlier in this survey, this property demonstrates that the community attracted families who could invest in substantial, permanent homes with quality masonry construction.

The combination of quality brick construction, intact post-war design, excellent integrity, and corner lot setting makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0145_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29460 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0144_000 Lot 144 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090718		Long: -83.281085		
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	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Shingles	
Foundation Materials	Concrete Block	
Window Materials	Aluminum (replacements)	
Window Type	Double Hung	
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 Development and Planning; 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	29460 Walnut						
Historic/Original Owner	Walter & Katherine Tierney						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Cape Cod residence is a 1.5-story frame dwelling situated on a corner lot on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Cape Cod style that was popular during the late 1930s and early 1940s. The property features a substantial enclosed side porch that extends the living space and takes advantage of the corner lot's additional frontage. The house retains its essential Cape Cod form and massing despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits the characteristic Cape Cod form with a 1.5-story mass and a steeply pitched side-gabled roof. A prominent front gable dormer punctuates the front roof slope, providing light and headroom to the upper half-story while creating the distinctive Cape Cod silhouette. The roof is covered with asphalt shingles in a brown or tan tone. The steep roof pitch, characteristic of the Cape Cod style's New England colonial origins, creates substantial usable space in the upper level.

The exterior walls are clad in vinyl siding in a yellow-green or sage color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Cape Cod design. The consistent color treatment across the main house and enclosed porch creates a unified appearance.

The most notable feature of this property is the substantial enclosed side porch, sometimes called a sunroom or three-season room, that extends from the main house along the side elevation. This porch features extensive glazing with multiple window units that flood the interior with natural light. The porch may have been originally constructed as an open porch and later enclosed, or it may have been designed as an enclosed porch from the outset. Either way, the enclosure represents a common modification that extended living space in Michigan's climate, where open porches have limited seasonal use. The glazed porch creates a transitional space between interior and exterior that was valued by homeowners of this period.

The front facade displays the typical Cape Cod arrangement with the entrance positioned on the main section of the house, accessed by concrete steps. The front gable dormer provides architectural interest and distinguishes the property within the streetscape. Windows throughout appear to be aluminum replacement units in a double-hung configuration.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The corner lot setting provides the house with visibility from two street frontages and additional yard space. A large evergreen tree, likely a spruce, dominates the front yard and provides a dramatic vertical accent against the horizontal lines of the house. The property features well-maintained landscaping including foundation shrubs and perennial plantings that contribute to the established residential character. A stop sign at the corner indicates the intersection.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Cape Cod form, the 1.5-story massing with steeply pitched side-gabled roof, the front gable dormer, the enclosed side porch with extensive glazing, the corner lot setting, and the overall residential character that contributes to the streetscape of Walnut Street.

The house without garage (garage added later) is situated on Lot 144 in the Van Riper Sub. No. 2 and in 1941, the address was 29460 Walnut.[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 1940, Walter & Katherine Tierney were living at 29460 Walnut St., and Walter was employed as an operator for the power plant.[2] Walter Tierney registered for the draft on 16 Oct 1940; he was married to Katherine, was employed by the Detroit Edison Co. (Trenton Channel Plant) and his family resided at 29460 Walnut St.[3] In 1950, Walter & Katherine Tierney and son resided at 29460 Walnut; and Walter worked as power house operator for the power plant.[4]

John E. LeBlanc and family resided at 29460 Walnut in 1953 through 1971.[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 c. 1939 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 demonstrates the continued housing construction that supported the growing community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Cape Cod house represents the residential development that continued to characterize the community's growth. By 1939, 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. This property illustrates the type of housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The construction of quality housing like this Cape Cod demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided to workers and their families.

The Cape Cod style, revived during the 1930s as part of the Colonial Revival movement, became one of the most popular house types for modest residential construction during the Depression and World War II eras. The style's compact, efficient form and traditional aesthetic made it an attractive choice for working families. This example demonstrates the typical Cape Cod characteristics, including the 1.5-story form, steeply pitched side-gabled roof, and front gable dormer.

The substantial enclosed side porch represents either an original feature or an early modification that extended the living space of the house. Enclosed porches, sometimes called sunrooms or three-season rooms, were popular features that provided additional living space with extensive natural light. In Michigan's climate, where open porches have limited seasonal use, enclosed porches offered year-round functionality while maintaining connection to the outdoors through extensive glazing.

The property's corner lot location provides prominence within the streetscape and additional yard space. The large evergreen tree that dominates the front yard creates a dramatic vertical accent that enhances the property's presence on the corner.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 14, for Walter & Katherine Tierney; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[3] "Michigan, World War II Draft Registration Cards, 1940-1947," *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPTS-5STH : accessed 11 Jan 2026), entry for Walter Scott Tierney and Detroit Edison Co., 16 Oct 1940.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 40, dwelling 430, for Walter & Katherine Tierney and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[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**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod form with steeply pitched side-gabled roof, front gable dormer, and 1.5-story massing; the enclosed side porch, whether original or an early modification, has become part of the property's historic character. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows. Integrity of setting is preserved through the corner lot location and relationship to neighboring residences. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a pre-war Cape Cod residence from the Village Industries era.

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

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Cape Cod form exemplifies the popular housing type that enabled working families to achieve homeownership during this period.

The property retains its essential Cape Cod form, with the steeply pitched side-gabled roof, front gable dormer, and 1.5-story massing clearly legible despite material alterations. The front gable dormer creates the distinctive Cape Cod silhouette that identifies this house type, while the steep roof pitch provides substantial usable space in the upper level.

The enclosed side porch is a significant feature that extends the living space and demonstrates the type of modification that homeowners made to adapt their houses to Michigan's climate. Whether original or an early enclosure of an open porch, this feature has become part of the property's historic character and provides visual interest on the corner lot, where the porch is visible from the side street.

The corner lot setting enhances the property's contribution to the streetscape, providing visibility from two directions. The large evergreen tree creates a dramatic vertical accent that has become a defining characteristic of the property after decades of growth.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The neighboring houses visible in the photograph demonstrate the consistent residential scale and character that defines this section of the street.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod form, enclosed side porch, corner lot setting, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0144_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29474 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0143_000 Lot 143 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090589		Long: -83.281104		
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 Traditionalist	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/front projection	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl (Replacement)	
Window Type	Double Hung	
Outbuildings	Yes ☐	No ☒
Number/Type:	1 Garage in 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	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 ☒ Sided/Windows	Moved ☐	Date(s):			
Current/Common Name	29474 Walnut St.						
Historic/Original Owner	Clayton & Henrietta LeBlanc						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exhibits characteristics of both Minimal Traditional and Cape Cod styles that were popular during the late 1930s and early 1940s. The property retains its essential form and massing despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits a compact 1.5-story form with a side-gabled roof and a prominent front gable accent that creates visual interest on the facade. This configuration, which blends Minimal Traditional simplicity with Cape Cod massing, was a common approach during this period, offering additional living space in the upper half-story while maintaining an economical profile. The roof is covered with asphalt shingles in a tan or brown tone. A brick chimney rises from the roof, featuring a turbine ventilator cap that provides attic ventilation.

The exterior walls are clad in vinyl siding in a tan or gray color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to the Minimal Traditional style. The siding is complemented by brown or burgundy shutters that flank the front windows, adding traditional character and color to the facade.

The front facade displays an asymmetrical arrangement created by the front gable accent positioned to one side. A decorative metal star mounted in the gable peak adds personal expression and reflects a traditional American decorative motif. The front gable projects slightly from the main wall plane, creating depth and shadow that enhance the facade's visual interest.

A small covered entry porch provides shelter at the front entrance, featuring a simple shed roof supported by posts. The porch, with its concrete steps, offers a modest but welcoming entrance treatment characteristic of Minimal Traditional design. The entrance configuration reflects the economical approach of the style, which minimized costly architectural features while maintaining functional weather protection.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern includes windows flanking the entrance area and within the front gable, reflecting the practical interior arrangement typical of 1.5-story houses from this period.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with a manicured lawn, a prominent purple-leaf ornamental tree that adds color and visual interest, and shaped evergreen foundation shrubs. A white vinyl privacy fence is visible along the side yard.

The absence of a garage distinguishes this property from many neighboring houses and may reflect the original owner's circumstances or the lot configuration. The lack of a garage does not diminish the property's contribution to the district, as automobile accommodation varied among houses of this period.

Character-defining features include the Minimal Traditional/Cape Cod form, the 1.5-story massing with side-gabled roof and front gable accent, the small entry porch, the brick chimney, the shuttered windows, and the modest residential scale that contributes to the streetscape character of Walnut Street.

This one and a half-story, single-family wood frame residence is situated on lot 143 in the Van Riper Subdivision No. 2; and in 1941, the address was 29474 Walnut St.[1]

[1] Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, for Walnut 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.

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 1942, Mark Van Riper owns lot 143 in the Van Riper Subdivision No. 2, and the residence thereon 29474 Walnut St.[2] In 1950, Clayton & Henrietta LeBlanc and family resided at 29474 Walnut; and Clayton worked as milkman for a creamery.[3] Clayton LeBlanc resided at 29474 Walnut in 1953 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.

This c. 1940 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 demonstrates the continued housing construction that supported the growing community during the final pre-war years.

Criterion A - Community Planning and Development: Constructed c. 1940, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this residence represents the residential development that continued to characterize the community's growth. By 1940, 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. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community.

The property's c. 1940 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even as the international situation became increasingly uncertain. The construction of new housing demonstrates the confidence that Village Industries workers had in their community's future and the economic security that Ford employment provided.

The property exhibits characteristics of both Minimal Traditional and Cape Cod styles, two popular house types during the late 1930s and early 1940s. The side-gabled roof with front gable accent, 1.5-story massing, and simple entrance treatment reflect the economical approach that characterized Depression and pre-war housing. This blending of stylistic elements was common during the period, as builders drew from multiple pattern book sources to create practical, affordable houses.

The property contributes to the cohesive residential streetscape of Walnut Street, where multiple houses from the late 1930s and early 1940s create a unified character. The concentration of Minimal Traditional and Cape Cod houses from c. 1939-1941 reflects the coordinated residential development that occurred as the Village Industries community matured. This property, with its typical form and modest scale, represents the type of housing that predominated during this period.

The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional/Cape Cod form with side-gabled roof, front gable accent, 1.5-story massing, and small entry porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney remains. 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 pre-war residence from the Village Industries era.

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

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 618, entry for Mark Van Riper; 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 40, dwelling 432, for Clayton & Henrietta LeBlanc and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-R?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 41 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; ALSO, 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.

The c. 1940 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the final years before World War II. The Minimal Traditional/Cape Cod form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during this period.

The property retains its essential form, with the side-gabled roof, front gable accent, 1.5-story massing, and small entry porch clearly legible despite material alterations. The front gable accent with its decorative star creates visual interest on the facade, while the shuttered windows add traditional character. The brick chimney provides material evidence of original construction.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The absence of a garage, while distinguishing this property from some neighbors, reflects the variation in automobile accommodation that existed among houses of this period and does not diminish the property's contribution to the district.

The attractive landscaping, including the purple-leaf ornamental tree and shaped foundation shrubs, demonstrates continued investment in the property and contributes to the established residential character that has developed over more than eight decades.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional/Cape Cod form, 1.5-story massing, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0143_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29484 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0142_000 Lot 142 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090470		Long: -83.281085		
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	1939		
Architectural Style	Minimal Traditionalist		
Building Form	1.5 Story Rectilinear		
Roof Form	Side gable		
Roof Materials	Asphalt Shingles		
Exterior Wall Materials	Vinyl Sided		
Foundation Materials	Concrete Block		
Window Materials	Aluminum (likely replacement)		
Window Type	Double Hung		
Outbuildings	Yes ☒	No ☐	
Number/Type:	1 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	29484 Walnut					
Historic/Original Owner	Floyd C. & Ruth Rhody					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	George Van Riper (likely)					

Survey Date	11 Jan 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Minimal Traditional residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that provided economical yet attractive housing for working families in the years immediately preceding American entry into the war. The property retains its essential form and massing despite material alterations, contributing to the consistent residential character that defines this section of Walnut Street.

The house exhibits the characteristic Minimal Traditional form with a compact 1.5-story plan and a side-gabled roof. The roof pitch is moderate, providing usable space in the upper half-story while maintaining the economical profile characteristic of the style. The roof is covered with asphalt shingles in a gray tone. The 1.5-story configuration was a common choice for Minimal Traditional houses, offering additional living space beyond the single-story plan while remaining more economical than full two-story construction.

The exterior walls are clad in vinyl siding in a tan or olive color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Minimal Traditional design. The vinyl siding provides a low-maintenance exterior while preserving the modest, unpretentious character of the original house.

The front facade displays a straightforward arrangement characteristic of Minimal Traditional design. A small entry porch with concrete steps and a simple roof provides shelter at the front entrance. This modest porch treatment, without elaborate columns or decorative elements, reflects the economical approach of Minimal Traditional design, which eliminated costly architectural features to reduce construction costs while still providing functional weather protection at the entrance.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses, with openings positioned to serve functional requirements for light and ventilation.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The property occupies a lot with a prominent mature deciduous tree in the front yard that partially screens the house from the street. Foundation plantings including shaped evergreen shrubs frame the entrance and contribute to the established residential character. A detached garage is located at the rear of the property.

The streetscape context demonstrates the cohesive residential development that characterizes this section of Walnut Street. A Cape Cod house with gray/blue siding is visible to the left, illustrating the mix of Minimal Traditional and Cape Cod styles that were both popular during the late 1930s and early 1940s. This concentration of contemporary house types creates a unified streetscape character that conveys the coordinated residential development of the Village Industries era.

Character-defining features include the Minimal Traditional form, the 1.5-story massing with side-gabled roof, the small entry porch, the modest residential scale, and the relationship to neighboring houses that contributes to the cohesive streetscape character of Walnut Street.

The house is situated on Lot 142 in the Van Riper Sub. No. 2 and in 1941, the address was 29484 Walnut.[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 1940, Floyd & Ruth Rhody and daughter were living at 29487 Walnut St., and Floyd was employed as an engine hustler for the railroad.[2] In 1942, Floyd C. Rhody owned lot 142 in the Van Riper Subdivision No. 2 and the residence thereon, 29484 Walnut St.[3] In 1950, Floyd & Ruth Rhody resided at 29484 Walnut; and Floyd worked as an engineer at the High School.[4] Floyd C. Rhody resided at 29484 Walnut in 1959 through 1970.[5]

Floyd C. Rhody was born on 21 Oct 1904 and was raised in Napoleon, Ohio.[6] He was employed by the D.T. & I. Railroad and moved to Flat Rock, and purchased the residence on Walnut Street for continued employment with the railroad.[7] Floyd C. Rhody died on 20 Dec 1984 followed by his wife, Ruth, on 26 Oct 1989; both Floyd & Ruth are interred in Huron Valley Cemetery in Flat Rock.[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. 1939 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 demonstrates the continued housing construction that supported the growing community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Minimal Traditional house represents the residential development that continued to characterize the community's growth. By 1939, 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. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The construction of new housing like this Minimal Traditional dwelling demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided to workers and their families.

The Minimal Traditional style emerged during the Great Depression as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design and reduced ornamentation. The style represented a practical response to economic constraints, emphasizing efficient floor plans, simple roof forms, and minimal decorative elements. This example demonstrates the typical

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 13, for Floyd & Ruth Rhody and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710 Image 5 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 618, entry for Floyd C. Rhody; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 433, for Floyd & Ruth Rhody ; 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.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Ohio, County Births, 1841-2003", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:X6J4-T43 : accessed 11 Jan 2026), entry for Floyd Rhody and William Rhody, 21 Oct 1904; **ALSO**, "United States, Census, 1920", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:MDTF-FWJ : accessed 11 Jan 2026), Entry for William Rhody and Elnora Rhody and son Floyd, 1920.

[7] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QPT3-QR73 : accessed 11 Jan 2026), entry for Floyd Charles Rhody and D.T. & I. Railroad, 16 Oct 1940. *Note: Included to show employer.*

[8] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZ1W-31N : accessed 11 Jan 2026), entry for Floyd C. Rhody, 20 Dec 1984; **ALSO**, "Find a Grave Index", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QVVD-LY9B : accessed 11 Jan 2026), entry for Ruth Rhody, 26 Oct 1989.

characteristics of the style in its 1.5-story configuration, which offered additional living space while remaining economical.

The property contributes to the cohesive residential streetscape of Walnut Street, where multiple houses from the late 1930s and early 1940s create a unified character. The neighboring Cape Cod house visible in the photograph illustrates the complementary house types that characterized this period, with both Minimal Traditional and Cape Cod representing popular choices for working families. This concentration of contemporary houses reflects the coordinated residential development that occurred as the Village Industries community matured.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, 1.5-story massing, and small entry porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows. 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 Minimal Traditional residence from the pre-war Village Industries era.

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

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Minimal Traditional form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during the late Depression years.

The property retains its essential Minimal Traditional form, with the side-gabled roof, 1.5-story massing, and compact footprint clearly legible despite material alterations. The small entry porch without elaborate decoration reflects the economical design approach that characterized Minimal Traditional construction, reducing costs while maintaining functional shelter and dignified housing for working families.

The property contributes to the cohesive residential streetscape of Walnut Street, where the concentration of late 1930s and early 1940s houses creates a unified character that conveys the coordinated residential development of the mature Village Industries era. The neighboring Cape Cod house demonstrates the complementary house types that were popular during this period, with both styles representing appropriate choices for working families seeking quality, affordable housing.

The mature tree in the front yard and foundation plantings contribute to the established residential character that has developed over more than eight decades. The detached garage in the rear provides automobile storage consistent with residential patterns of the period.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, 1.5-story massing, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0142_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29494 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0141_000 Lot 141 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090311		Long: -83.28109		
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
Building Form	1.5 Rectilinear
Roof Form	Side Gabled w/dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum (likely)
Window Type	Double Hung
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	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	29494 Walnut St.		
Historic/Original Owner	Harold & Christine Riesy		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	George W. Van Riper (likely)		

Survey Date	15 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 c. 1941 Cape Cod residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies a particularly well-developed variation of the Cape Cod house type featuring three front gable dormers that maximize upper-floor living space. The property retains excellent design integrity despite material alterations, illustrating the quality residential development that characterized Flat Rock during the mature Village Industries era.

The house exhibits an expanded Cape Cod form with a side-gabled roof and generous floor plan. The most distinctive feature is the row of three front gable dormers that punctuate the front roof slope, providing abundant light and headroom to the upper half-story. This three-dormer configuration represents a more substantial variation of the Cape Cod type than the typical single-dormer or two-dormer examples, suggesting either a larger original footprint or greater investment in the original construction. The dormers are evenly spaced across the facade and feature their own gabled roofs, creating a rhythmic composition that adds visual interest and architectural presence. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the rear portion of the roof, indicating the original heating system.

The exterior walls are clad in vinyl siding in an attractive light blue color with contrasting dark navy trim, a color scheme that creates a striking and well-maintained appearance. While the vinyl siding is a replacement material that obscures the original wall surface, the blue and navy color combination demonstrates thoughtful attention to aesthetic presentation. The dark navy trim defines window and door openings, corner boards, roof edges, and dormer details, creating strong visual definition of architectural elements.

The front facade features a welcoming gabled entry porch that provides shelter for the main entrance. The porch has a steeply pitched gable roof supported by posts, with railings featuring simple balusters and wooden steps providing access from grade level. The porch roof echoes the gable forms of the dormers above, creating visual continuity across the facade. The centered entrance location with flanking windows reflects the balanced composition typical of Cape Cod design.

The windows appear to be aluminum replacement units in a double-hung configuration, with dark navy shutters flanking each window and creating a traditional decorative accent. The first floor features windows on either side of the entrance serving the main living spaces, while each of the three dormers above contains a window providing light to the upper-floor bedrooms. The consistent shutter treatment across all windows creates a unified appearance.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature deciduous and evergreen trees that frame the house and contribute to the established residential character. A decorative lamp post stands in the front yard.

A detached garage is located at the rear of the property, accessed by driveways on both sides of the house. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle of the period.

The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the consistent Cape Cod development that occurred during the early 1940s. A neighboring Cape Cod in tan siding is visible to the left, reinforcing the unified residential character that reflects coordinated development during this period.

Character-defining features include the Cape Cod form with three front gable dormers, the 1.5-story massing with side-gabled roof, the gabled entry porch, the brick chimney, the rhythmic dormer arrangement, the detached garage, and the overall residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

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

In 1941, George Van Riper owned lot 141 of the Van Riper Subdivision No. 2; and the residence thereon, 29494 Walnut St.[1] Harold Riesy resided at 29494 Walnut St.[2] In 1950, Harold & Christine Riesy and daughter resided at 29494 Walnut; and Harold worked as cashier for the oil refinery.[3] Harold Riesy resided at 29494 Walnut in 1959 through 1985.[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. 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 demonstrates the quality housing construction that characterized Flat Rock's sustained prosperity. The three-dormer Cape Cod configuration represents a more substantial variation of the type that indicates significant investment in residential development.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock and immediately prior to American entry into World War II, this Cape Cod house represents the quality residential development that continued to characterize the community's growth. 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. This property, with its three-dormer configuration indicating a more substantial investment than typical Cape Cod examples, illustrates the range of housing quality available to workers and families in the Village Industries community.

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. The three-dormer Cape Cod form suggests that the original owner may have been in a supervisory position at the Ford plant or otherwise had resources to invest in a larger-than-typical Cape Cod dwelling. This variation in housing size within the broader pattern of Cape Cod development demonstrates the range of economic circumstances represented within the Village Industries workforce while maintaining the unified residential character of the neighborhood.

Architectural Context: The Cape Cod represents one of the most popular American house types of the late 1930s and early 1940s. This example demonstrates a more substantial variation of the type through its three front gable dormers, which significantly expand the usable space in the upper half-story compared to typical single-dormer or two-dormer configurations. The rhythmic arrangement of three evenly-spaced dormers creates a balanced, architecturally sophisticated facade that elevates this property above basic Cape Cod examples.

Streetscape Context: The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the coordinated Cape Cod development that occurred during the early 1940s. The neighboring Cape Cod visible to the left reinforces the pattern of Cape Cod construction that characterizes this section of the street. Together with the Cape Cod houses at 29526, 29558, 29562, and 29566 Walnut, this property contributes to understanding the sustained residential development that characterized Flat Rock throughout the Village Industries era.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol.3, pg. 617, entry for George Van Riper; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); 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 41, dwelling 434, for Harold & Christine Riesy and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities," (various) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**; "United States, Residence Database, 1970-2024", database, *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6Y3P-11NQ : 18 June 2024), Harold H Riesy, 1985.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is notably strong, with the Cape Cod form, three-dormer configuration, gabled entry porch, and 1.5-story massing all preserved. Integrity of materials and workmanship has been diminished through vinyl siding and likely replacement windows, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring 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 substantial Cape Cod residence from the pre-war 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 characterized the community in the years immediately preceding World War II. The Cape Cod form with three front gable dormers represents a more substantial variation of the type than typical examples, suggesting greater investment in the original construction and demonstrating the range of housing quality available within the Village Industries community.

The property retains excellent design integrity through preservation of its characteristic Cape Cod form with the distinctive three-dormer configuration. The rhythmic arrangement of evenly-spaced gable dormers creates a balanced, architecturally sophisticated facade that elevates this property among Cape Cod examples along Walnut Street. The gabled entry porch with railings maintains a welcoming entrance configuration that echoes the dormer forms above, and the brick chimney provides material evidence of original construction. The attractive blue vinyl siding with contrasting navy trim, while a replacement material, demonstrates thoughtful attention to aesthetic presentation.

The property exists within a particularly cohesive section of Walnut Street where multiple Cape Cod houses of similar vintage create a unified residential character. The neighboring Cape Cod visible to the left reinforces the pattern of early 1940s Cape Cod development, and together with properties at 29526, 29558, 29562, and 29566 Walnut, this house documents the sustained residential development that characterized Flat Rock during the Village Industries era. The three-dormer configuration distinguishes this property as one of the more substantial Cape Cod examples in the immediate area.

While vinyl siding and likely 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 Cape Cod form, distinctive three-dormer configuration, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the quality residential development that characterized Flat Rock during the Village Industries program.

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_135_06_0141_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29526 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0140_000 Lot 140 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090181		Long: -83.281118		
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	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum (likely)	
Window Type	Double Hung	
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	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	29526 Walnut						
Historic/Original Owner	Ernie & Mamie (nee Dunlap) Ernest						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	George W. Van Riper						

Survey Date	15 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 c. 1941 Cape Cod/Minimal Traditional residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program 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 residential development patterns that characterized Flat Rock during the mature Village Industries era.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. A front gable projection extends from the main roof mass, adding visual interest and providing additional headroom for the upper half-story. The roof is covered with asphalt shingles in a brown tone, and the roof pitch is characteristic of Cape Cod designs that balanced traditional aesthetics with practical construction economics. A small chimney or vent is visible rising from the roof.

The exterior walls are clad in aluminum siding in a tan or olive-green color, a replacement material that obscures the original wall surface but maintains the simple, unadorned appearance characteristic of both Cape Cod and Minimal Traditional design. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The muted color creates a subdued, traditional appearance consistent with the modest character of the house.

The front facade displays a straightforward arrangement with the entrance centered on the first floor and flanked by windows. The entrance is accessed directly by concrete steps without a covered porch, reflecting the economical approach of Minimal Traditional design that eliminated elaborate entry features to reduce construction costs. This direct entrance treatment is characteristic of houses built during the late Depression and early war years when economy of construction was emphasized. A small light fixture beside the door provides illumination.

The windows appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. Decorative shutters flank one of the first-floor windows, adding a traditional accent to the facade. The first floor features windows on either side of the entrance serving the main living spaces, while the front gable above contains a window providing light to the upper half-story bedrooms. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod designs.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature landscaping, including a prominent weeping evergreen tree that dominates the front yard and provides visual interest and shade. Foundation plantings of evergreen shrubs frame the entrance area.

A detached garage is located at the rear of the property, visible to the left side of the house and accessed by a concrete driveway. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle that characterized residential development during this period.

The property exists within a residential streetscape on Walnut Street that demonstrates the consistent Cape Cod and Minimal Traditional development that occurred during the early 1940s. Neighboring properties of similar vintage contribute to the unified residential character reflecting coordinated development during the Village Industries era.

Character-defining features include the Cape Cod/Minimal Traditional form, the 1.5-story massing with side-gabled roof and front gable projection, the direct entrance without covered porch, the compact footprint, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

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

In 1950, Ernie & Mamie O. (nee Dunlap) Ernest resided at 29526 Walnut; and Ernie worked as manager for a gas station.[1] Ernie G. Ernest resided at 29526 Walnut from 1959 through 1965.[2] Ernie & Mamie Ernest and their children removed to Mountain Home, Arkansas, about 1966.[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. 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 demonstrates the continued housing construction that supported Ford's industrial community in the years immediately preceding wartime restrictions.

Criterion A - Community Planning and Development: Constructed c. 1941, during the established phase of Ford's Village Industries operations in Flat Rock and immediately prior to American entry into World War II, this Cape Cod/Minimal Traditional house represents the residential development that continued to characterize the community's growth. 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. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the final years of pre-war construction.

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 Cape Cod and Minimal Traditional houses along established streets like Walnut Street demonstrates the sustained success of Ford's decentralized manufacturing experiment and its positive impact on community development.

Architectural Context: The property exhibits characteristics of both Cape Cod and Minimal Traditional styles, representing the economical approach to residential construction that characterized the late Depression and early war years. The compact 1.5-story form with side-gabled roof derives from Cape Cod traditions, while the direct entrance without covered porch and simplified detailing reflect the Minimal Traditional emphasis on economy and efficiency. This blending of stylistic influences was common during the early 1940s as builders sought to provide affordable housing that maintained quality construction while minimizing costs.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod/Minimal Traditional form with side-gabled roof, front gable projection, direct entrance, and 1.5-story massing. Integrity of materials and workmanship has been diminished through aluminum siding and likely replacement windows, though the concrete block foundation remains. 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 Cape Cod/Minimal Traditional residence from the pre-war 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 characterized the community in the years immediately preceding World War II. The Cape Cod/Minimal Traditional form exemplifies the

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 435, for Ernie & Mamie Ernest; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "William Engeler Are Affianced," announcement, Baxter Bulletin (Mountain Home, Arkansas), 20 June 1967; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/412727528/ : accessed 15 Dec 2025).

economical, efficient housing that enabled working families to achieve homeownership, combining traditional Cape Cod elements with the simplified detailing characteristic of Minimal Traditional design.

The property retains its essential form and massing, with the side-gabled roof, front gable projection, and 1.5-story configuration clearly legible despite material alterations. The direct entrance without covered porch reflects the economical design approach that characterized housing construction during the early 1940s, when builders balanced affordability with quality construction. The compact footprint demonstrates the efficient floor plans that made Cape Cod and Minimal Traditional housing accessible to working families.

The property exists within a cohesive section of Walnut Street where multiple Cape Cod and Minimal Traditional houses of similar vintage create a unified residential character. This concentration of early 1940s housing demonstrates the coordinated development patterns that characterized Flat Rock during the Village Industries era.

While aluminum siding and likely replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod/Minimal Traditional form, compact massing, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during the Village Industries program.

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_135_06_0140_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29558 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0139_000 Lot 139 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090026	Long: -83.281086			
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	Minimal Traditional/Cape Cod		
Building Form	1.5-Story rectilinear building		
Roof Form	Side Gable		
Roof Materials	Asphalt Shingles		
Exterior Wall Materials	Vinyl Siding		
Foundation Materials	Concrete Block		
Window Materials	Vinyl Replacements (likely)		
Window Type	Double hung windows w/ shutters and the window in the front has a window box.		
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	1942-1975 (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	29558 Walnut St.						
Historic/Original Owner	Leroy Franklin & Hazel Baumia						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder	George W. Van Riper (per 1942 tax rolls)						

Survey Date	15 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 c. 1942 Cape Cod/Minimal Traditional residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program 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, including a notable decorative sunburst detail in the front gable that adds architectural distinction to this otherwise modest dwelling.

The house exhibits the characteristic Cape Cod form with a side-gabled roof and compact, efficient floor plan. A front gable accent projects from the main roof mass, creating visual interest and providing additional headroom for the upper half-story. The most distinctive feature of this property is the decorative sunburst or fan detail centered within the front gable, a refined architectural element that demonstrates attention to design beyond basic functional requirements. This decorative treatment elevates the house above basic Cape Cod examples and suggests either pattern book influence or builder expertise in residential ornamentation. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the main roof mass, indicating the original heating system.

The exterior walls are clad in vinyl siding in a tan or 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. White trim defines window and door openings, corner boards, and roof edges, creating a traditional Cape Cod aesthetic of light-colored siding with contrasting trim.

The front facade features a welcoming front porch that extends partially across the facade. The porch has a shed roof and features white-painted railings with square balusters, concrete steps, and foundation plantings that frame the entrance. The front door is centered within the porch area, and a decorative wreath adds a welcoming touch. A decorative lamp post stands in the front yard, contributing to the property's curb appeal.

The windows appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The first floor features windows flanking the entrance, while the front gable above contains a window serving the upper half-story bedrooms. The fenestration pattern reflects the practical interior arrangement typical of Cape Cod designs, with openings positioned to serve functional requirements.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature trees, including a prominent purple-leaf ornamental tree that provides color and visual interest, along with foundation shrubs that frame the front porch.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle that characterized residential development during this period.

The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the consistent Cape Cod development that occurred during the early 1940s. The neighboring house to the right appears to be another Cape Cod of similar vintage, reinforcing the unified residential character that reflects coordinated development during this period.

Character-defining features include the Cape Cod form with front gable accent, the decorative sunburst gable detail, the 1.5-story massing with side-gabled roof, the front porch with railings, the brick chimney, the detached garage, and the overall residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

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

In 1950, Leroy & Hazel Baumia resided at 29558 Walnut; and Leroy worked as electrical repairman for the Trenton Channel power plant.[1] L.F. Baumia resided at 29558 Walnut through 1971.[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 c. 1942 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 demonstrates the continued housing construction that supported Ford's industrial community. The decorative sunburst detail in the front gable provides notable architectural distinction among the Cape Cod houses along Walnut Street.

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 436, for Leroy & Hazel Baumia ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: Constructed c. 1942, during the established phase of Ford's Village Industries operations in Flat Rock and immediately prior to American entry into World War II, this Cape Cod house represents the residential development that continued to characterize the community's growth after the initial Village Industries boom. By 1942, 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. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the years immediately preceding wartime restrictions on construction.

Village Industries Context: The property's c. 1942 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 Cape Cod houses along established streets like Walnut Street demonstrates the sustained success of Ford's decentralized manufacturing experiment and its positive impact on community development.

Architectural Context: The Cape Cod represents one of the most popular American house types of the late 1930s and early 1940s, combining traditional New England design elements with modern efficiency and affordability. This example demonstrates notable architectural refinement through the decorative sunburst or fan detail in the front gable, an ornamental element that elevates it above basic Cape Cod examples. This decorative treatment suggests either pattern book influence or the work of a builder attentive to architectural detail, contributing to the property's visual interest and architectural significance within the streetscape.

Streetscape Context: The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the coordinated Cape Cod development that occurred during the early 1940s. Neighboring Cape Cod houses of similar vintage create a consistent residential character that reflects the community-building patterns of the Village Industries era. This streetscape integrity reinforces the property's contribution to understanding the historical development of Flat Rock.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is notably good, with the Cape Cod form, front gable accent with decorative sunburst detail, front porch, and 1.5-story massing all preserved. Integrity of materials and workmanship has been diminished through vinyl siding and likely replacement windows, though the original brick chimney, decorative gable detail, and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring 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 Cape Cod residence from the pre-war Village Industries era.

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

The c. 1942 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in 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.

The property retains excellent design integrity through preservation of its characteristic Cape Cod form with side-gabled roof and front gable accent. The decorative sunburst or fan detail centered within the front gable is particularly notable, providing architectural distinction that elevates this property above basic Cape Cod examples along Walnut Street. This ornamental element demonstrates attention to design refinement and suggests either pattern book influence or builder expertise that contributed to the visual quality of the streetscape.

The front porch with white railings maintains a welcoming entrance configuration, and the brick chimney provides material evidence of original construction. The 1.5-story massing with compact footprint reflects the economical design principles that made Cape Cod housing accessible to working families during the late 1930s and early 1940s. The detached garage at the rear accommodates automobile storage, reflecting the transportation patterns of the period.

The property exists within a particularly cohesive streetscape on Walnut Street, where neighboring Cape Cod houses of similar vintage, including the c. 1942 Cape Cod at 29566 Walnut, create a unified residential character. This concentration of early 1940s Cape Cod houses demonstrates the coordinated development patterns that characterized Flat Rock during the Village Industries era and reinforces the significance of this property as part of a larger pattern of community development.

While vinyl siding and likely replacement windows have diminished material integrity, the retention of the decorative sunburst gable detail and brick chimney preserves important original features. The essential Cape Cod form, architectural ornamentation, and pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during the Village Industries program.

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_135_06_0139_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29562 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0138_000 Lot 138 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089896		Long: -83.281117		
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	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete	
Window Materials	Vinyl Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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)
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	29562 Walnut St.			
Historic/Original Owner	J.V. Jones			
Historic Building Use	Single Family Residential			
Current Building Use	Single Family Residential			
Architect/Engineer/Designer	unknown			
Builder/Contractor	George W. Van Riper (likely)			

Survey Date	15 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 c. 1952 Minimal Traditional residence is a single-story dwelling situated on Walnut Street in Flat Rock. The building represents post-World War II residential development during the late phase of the Village Industries program and exemplifies the transition in residential design that occurred during the early 1950s as the Minimal Traditional style began giving way to the emerging Ranch style. The property retains its essential form and massing despite material alterations, illustrating the continued residential development that characterized Flat Rock's sustained prosperity during the post-war period.

The house exhibits a compact single-story form with a low-pitched hipped roof, a configuration that reflects the transitional period between Minimal Traditional and Ranch styles. The hipped roof is covered with asphalt shingles in a gray tone and features the broad, low profile that became increasingly common in the early 1950s as residential design moved toward the horizontal emphasis of Ranch style architecture. The roof form creates a simple, unadorned roofline characteristic of both Minimal Traditional design principles and the emerging Ranch aesthetic.

The exterior walls are clad in vinyl siding in a light gray color, a replacement material that obscures the original wall surface but maintains the simple, clean appearance characteristic of mid-century residential design. The vinyl siding features horizontal lap profiles that create a consistent, well-maintained appearance across all elevations.

A distinctive feature of the front facade is an enclosed porch or sunroom that projects from the main house mass on one side. This enclosed porch features multiple windows, including what appear to be a combination of fixed and operable units, creating a bright interior space that serves as a transitional area between interior and exterior. The enclosed porch may represent an original feature or a later enclosure of an originally open porch, a common modification that extended usable living space in these modest houses. Lattice detailing is visible below the porch, adding a traditional decorative element.

The main entrance is positioned near the center of the facade, sheltered by a small porch roof or overhang. A decorative "WELCOME" sign near the entrance reflects the current owner's personal style. Windows on the main body of the house appear to be vinyl replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings.

The foundation is constructed of concrete, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-landscaped lot featuring mature deciduous trees that provide shade and frame the house, along with ornamental plantings including a prominent flowering shrub near the entrance and decorative boulders incorporated into the landscape design.

A detached garage is located at the rear of the property, accessed by a concrete driveway along the side of the house. The garage provides covered automobile storage consistent with the automobile-oriented lifestyle that characterized post-war residential development.

Character-defining features include the Minimal Traditional form, the single-story massing, the low-pitched hipped roof, the enclosed front porch, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

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>.

J.V. [John Victor?] Jones resided at 29562 Walnut from 1954 through 1970.[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>.

This c. 1952 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

[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; **<u>ALSO</u>**; "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (various) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

development during the late phase of the Village Industries program and demonstrates the continued housing construction that supported Flat Rock's sustained prosperity during the post-war building boom.

Criterion A - Community Planning and Development: Constructed c. 1952, during the post-war building boom and the late phase of Ford's Village Industries operations in Flat Rock, this Minimal Traditional house represents the residential development that continued to characterize the community's growth in the years following World War II. By 1952, Ford's Flat Rock operations had been active for over two decades, and the community had established itself as a stable, desirable residential area. The post-war period brought renewed residential construction as returning veterans and growing families sought homeownership, and properties like this modest single-story dwelling provided the affordable housing that enabled continued community growth and family formation.

Village Industries Context: The property's c. 1952 construction date places it within the late phase of Village Industries influence on Flat Rock's development. While Ford's formal Village Industries program had concluded by this time, the industrial presence and community patterns established during the program's active years continued to shape residential development. The community's strong homeownership tradition and stable employment base attracted continued investment in housing, with properties like this Minimal Traditional house extending the residential fabric that had developed since the late 1920s.

Architectural Context: The property represents the transitional period in American residential design when the Minimal Traditional style of the 1930s and 1940s began evolving toward the Ranch style that would dominate the later 1950s and 1960s. The single-story form with low-pitched hipped roof shows characteristics of both styles: the compact, economical approach of Minimal Traditional combined with the horizontal emphasis and simplified roofline that would characterize Ranch design. This transitional quality makes the property representative of early 1950s residential construction patterns and the evolution of American housing design during the post-war period.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the single-story form with low-pitched hipped roof and overall Minimal Traditional massing, though the enclosed front porch may represent a modification of the original design. Integrity of materials and workmanship has been diminished through vinyl siding and likely replacement windows, though the concrete foundation remains. 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 post-war Village Industries era.

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

The c. 1952 construction date places this property within the post-war building boom, when Flat Rock experienced continued residential development building upon the community patterns established during the Village Industries program. The Minimal Traditional form represents the practical, economical approach to housing that characterized the early 1950s, providing modest but dignified housing for working families seeking homeownership in the established community.

The property retains its essential single-story form with low-pitched hipped roof, the defining characteristics of its Minimal Traditional design. The enclosed front porch, whether original or a later enclosure, provides additional living space and creates visual interest on the facade through its multiple windows and lattice detailing. The compact footprint and simple roofline reflect the economical design principles that made housing affordable for working families during the post-war period.

The property exists within a residential streetscape on Walnut Street that demonstrates the progressive development of this neighborhood from the early 1940s Cape Cod houses through the early 1950s Minimal Traditional designs.

While vinyl siding and likely replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, single-story massing, and post-war residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during and after the Village Industries program.

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_135_06_0138_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29566 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0137_000 Lot 137 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089741		Long: -83.281118		
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	Cape Cod/Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacement (likely)
Window Type	Picture and Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage w/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	1942-1975 (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/Carport	Moved ☐	Date(s):
Current/Common Name	29566 Walnut			
Historic/Original Owner	Richard L. & Wilma Calkins			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor	George W. Van Riper (per 1942 Tax Roll)			

Survey Date	15 Dec 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/20

Narrative Architectural Description

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

This 1942 Cape Cod residence is a 1.5-story dwelling situated on Walnut Street in Flat Rock. The building represents World War II-era residential development during the mature phase of the Village Industries program and exemplifies the Cape Cod house type that remained popular for worker housing during the early 1940s. Despite the wartime context that restricted new construction nationally, Ford's continued industrial operations in Flat Rock supported ongoing residential development for workers and their families. The property retains its essential form and massing despite material alterations, illustrating the residential patterns that characterized Flat Rock during this period.

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 gable dormer that provides light and headroom to the upper half-story. This front gable dormer is a common variation on the Cape Cod form that enhanced both the exterior appearance and interior functionality of the upper level. A brick chimney rises from the roof, indicating the original heating system.

The exterior walls are clad in aluminum siding in a white or cream color, a replacement material that obscures the original wall surface but maintains the simple, clean appearance characteristic of Cape Cod design. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The white color creates a traditional Cape Cod aesthetic that complements the style's colonial New England references.

The front facade displays the characteristic Cape Cod arrangement with the entrance positioned on the first floor, accessed by a small front porch with steps. The porch appears to have an arched trellis or arbor element with climbing vines, adding a cottage-garden quality to the entrance. A picture window, a post-war alteration that replaced original double-hung windows, occupies a prominent position on the first floor facade, providing generous natural light to the living room. Additional double-hung windows serve other rooms on both the first floor and within the front gable dormer above.

The windows are aluminum replacement units in both picture window and double-hung configurations. The picture window represents a common mid-century modernization that updated the appearance and functionality of the original Cape Cod design. While not original materials, the replacement windows maintain appropriate scale and placement within the building's overall composition.

An attached carport extends from the side of the house, providing covered parking adjacent to the main structure. The carport features a flat or slightly sloped roof supported by simple posts, creating a functional addition that accommodates automobile storage. Beyond the carport, a detached garage is located at the rear of the property, providing additional storage capacity. The combination of carport and detached garage reflects the automobile-oriented lifestyle that characterized mid-century residential development and the practical needs of working families.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature deciduous trees and ornamental plantings, including a Japanese maple that adds color and visual interest to the front yard.

The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the consistent Cape Cod development that occurred during the early 1940s. Neighboring properties visible in the photographs include similar Cape Cod houses with front gable dormers and comparable scale, creating a unified residential character that reflects coordinated development during this period.

Character-defining features include the Cape Cod form, the 1.5-story massing with side-gabled roof, the front gable dormer, the small front porch, the brick chimney, the detached garage with attached carport, and the overall residential scale that contributes to the streetscape character of Walnut Street.

History of the Resource

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

In 1942, George W. Van Riper owned lot 137 of the Van Riper Subdivision No. 2 in the Village of Flat Rock; and the new house thereon, 29566 Walnut St.[1] In 1950, Richard & Wilma Calkins and children resided at 29566 Walnut; and Richard worked as an electrical engineer for the Pennsylvania Salt Manufacturing Co in Wyandotte, Michigan.[2] Richard Calkins resided at 29566 Walnut in 1959.[3] In 1970, R.L. Calkins resided at 29566 Walnut St.[4] Richard L. Calkins died 19 October 1995; and Wilma, his wife, died on 24 September 2007, at the age of 86.[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 c. 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents World War II-era residential development during the mature phase of the Village Industries program and demonstrates the continued housing construction that supported Ford's industrial community even during wartime conditions.

Criterion A - Community Planning and Development: Constructed c. 1942, during World War II but also during the mature phase of Ford's Village Industries operations in Flat Rock, this Cape Cod house represents the residential development that continued to characterize the community despite wartime restrictions on construction materials and labor. Ford's Flat Rock lamp plant contributed to the war effort through production activities, and the community's stable employment base enabled continued residential investment. The presence of new housing construction during the war years demonstrates the economic security that Ford employment provided and the continued attractiveness of Flat Rock for working families seeking homeownership.

Village Industries Context: The property's c. 1942 construction date places it within the wartime period when Ford's operations were increasingly oriented toward defense production. Despite national restrictions on civilian construction, communities with strong industrial employment bases like Flat Rock continued to experience residential development as workers sought housing near their places of employment. This property illustrates the sustained residential growth that characterized Village Industries communities throughout the program's active years, even during the exceptional circumstances of World War II.

Architectural Context: The Cape Cod represents one of the most popular American house types of the late 1930s and early 1940s, combining traditional New England design elements with modern efficiency and affordability. The style's compact form and efficient floor plan made it well-suited to wartime construction constraints, when materials and labor were limited. The front gable dormer on this example represents a common variation that maximized usable space in the upper half-story. The picture window, while a later alteration, reflects the mid-century modernization that many Cape Cod houses underwent as homeowners updated their properties to reflect changing tastes and improved building technologies.

Streetscape Context: The property exists within a cohesive residential streetscape on Walnut Street that demonstrates the coordinated Cape Cod development that occurred during the early 1940s. Neighboring Cape Cod houses of similar vintage and configuration create a consistent residential character that reflects the community-building patterns of the Village Industries era. This streetscape integrity reinforces the property's contribution to understanding the historical development of Flat Rock.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Cape Cod form with side-gabled roof, front

[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 617, entry for George W. Van Riper; original records 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 74, dwelling 437, for Richard & Wilma Calkins and children; 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.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 57, for Walnut Street 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-DDTV: Thu Nov 28 19:06:11 UTC 2024), Entry for Wilma Billie Calkins, 22 April 2023.

gable dormer, and 1.5-story massing. The attached carport represents a later addition that was executed within the period of significance and reflects evolving residential needs. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows including the picture window alteration, though the original brick chimney and concrete block foundation remain. Integrity of setting is preserved through the property's relationship to neighboring 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 Cape Cod residence from the wartime Village Industries era.

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

The c. 1942 construction date places this property within the World War II period, when Ford's Village Industries program continued to provide stable employment that enabled residential construction even as wartime restrictions limited building activity elsewhere. The Cape Cod form exemplifies the efficient, affordable housing that remained popular during the early 1940s, its compact design well-suited to wartime material constraints while still providing dignified housing for working families.

The property retains its essential Cape Cod form, with the side-gabled roof, front gable dormer, and 1.5-story massing clearly legible despite material alterations. The front gable dormer provides the characteristic roofline that defines this variation of the Cape Cod type, maximizing upper-floor space while creating visual interest on the facade. The small front porch with its cottage-garden trellis element maintains a welcoming entrance, and the brick chimney provides material evidence of original construction.

The attached carport and detached garage reflect the automobile-oriented lifestyle that characterized mid-century residential development, providing covered parking and storage that accommodated the practical needs of working families. These elements, added within the period of significance, represent the kind of residential improvements that homeowners made as their needs evolved and as automobile ownership became increasingly central to daily life.

The property exists within a particularly cohesive streetscape on Walnut Street, where neighboring Cape Cod houses of similar vintage create a unified residential character. This concentration of early 1940s Cape Cod houses demonstrates the coordinated development patterns that characterized Flat Rock during the Village Industries era and reinforces the significance of this property as part of a larger pattern of community development.

While aluminum siding and replacement windows including the picture window have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Cape Cod form and wartime residential character remain clearly legible, and the property continues to demonstrate its associations with the sustained community development that characterized Flat Rock during the Village Industries program.

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_135_06_0137_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29636 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0136_000 Lot 136 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0896187		Long: -83.2811428		
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	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled w/dormer	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Sided	
Foundation Materials	Concrete block	
Window Materials	Replacement	
Window Type	Double Hung/Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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	1942-1975 (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	29636 Walnut St.
Historic/Original Owner	Arvis & Lillian Drowns
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	unknown

Survey Date	4 Nov 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 Cape Cod residence is a 1.5-story frame dwelling situated at 29636 Walnut Street in Flat Rock. The building exhibits characteristic features of wartime Cape Cod design including side-gabled roof form, symmetrical facade organization, and gable dormers typical of early 1940s residential construction during World War II.

The house displays a rectangular footprint with side-gabled roof form creating horizontal emphasis with steep pitch enabling upper-story living space within the roof volume. Two gable dormers project from the front roof slope, providing light and headroom to upper-story rooms and creating the distinctive Cape Cod roofline. The roof is covered with asphalt shingles in dark gray or charcoal tones. The dormers feature gable roofs aligned with the main roof pitch. A brick chimney rises from the rear roof slope, constructed of reddish-brown masonry.

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

The front facade displays characteristic Cape Cod symmetrical organization. An enclosed front porch extends across the right portion of the facade, creating sheltered entry space. The porch enclosure features large picture windows with dark-colored frames maximizing glass area and natural light penetration. The porch roof appears to be integrated with the main roof structure or features a shed roof configuration. Window openings flanking and adjacent to the enclosed porch consist of replacement double-hung units appearing to be vinyl or aluminum-frame construction. Dark blue or navy decorative shutters flank the upper-story dormer windows and some first-floor windows, providing traditional Cape Cod character and color contrast against the white siding.

The left side of the facade features three evenly-spaced window openings on the first floor, maintaining symmetrical composition. The windows appear to be replacement units with decorative shutters. A small basement or foundation window is visible at the base of the wall. The overall facade organization demonstrates Cape Cod principles of balance and proportion despite the enclosed porch alteration.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. Foundation plantings include shaped evergreen shrubs providing foundation screening. The lawn is maintained in good condition with thick turf. A concrete driveway extends along the left side of the property, providing vehicle access. A detached garage structure with frame construction and light-colored siding is visible at the rear left, accessed from the driveway. The garage exhibits gable roof form.

Character-defining features include 1.5-story Cape Cod form with side-gabled roof and steep pitch, two front gable dormers providing second-floor fenestration, rectangular footprint with compact massing, symmetrical facade organization, enclosed front porch with picture windows, replacement double-hung windows with dark blue decorative shutters, concrete block foundation, brick chimney on rear roof slope, aluminum siding in white, detached garage with matching siding, and mature landscape setting.

History of the Resource

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

Arvis W. Drowns resided at 29636 Walnut St. in 1947.[1] In 1950, Lillian Drowns and sons resided at 29636 Walnut St.[2] Dwight R. & Virginia B. Smith resided at 29636 Walnut St. in 1955.[3] Mrs. Virginia B. Smith purchased a war bond on 31 August 1959; she listed her address as 29636 Walnut St.[4] Dwight R. Smith enjoyed a fascinating life as a musician, artist, educator and school administrator; he was an English Teacher, School Principal in Huron Township, Assistant Superintendent of Gibraltar School and consultant for the Michigan Department of Education.[5]

In 1961, Forrest Blakeman resided at 29636 Walnut St.[6] The Arnold Brubaker family resided at 29636 Walnut St. from 1964 through 1970.[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 1942 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents wartime residential development constructed during World War II, demonstrating Cape Cod design that was popular for wartime housing due to its compact efficiency and traditional American character.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations and porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1942 construction. Design integrity is good with 1.5-story Cape Cod form, side-gabled roof with two front dormers, and symmetrical facade organization intact, though enclosed porch represents alteration. Materials integrity is fair with aluminum siding and replacement windows representing alterations to original exterior materials, though concrete block foundation and brick chimney remain visible. Workmanship integrity is good with form, massing, and dormer construction demonstrating 1942 wartime building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying wartime-era Cape Cod residential character through form and dormers despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1942 construction date places this property within the critical wartime period when residential building was severely restricted due to defense priorities and material shortages. Construction in 1942 represents residential building during the first full year of American involvement in World War II, when civilian construction faced comprehensive restrictions. The Cape Cod form was particularly popular for wartime construction because it provided efficient use of materials while maintaining traditional American residential character that boosted civilian morale. The 1.5-story configuration with side-gabled roof and front dormers maximized living space within compact footprint, representing economical wartime design. The steep roof pitch enabled habitable upper-story space accessed through

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 41, dwelling 438, for Lillian Drowns and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-M?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 42 of 58; United States. National Archives and Records Administration.

[3] 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.

[4] "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.

[5] "Smith, Dwight Ross," obituary, Lansing State Journal (Michigan), 30 Nov 2010; **imaged**, *Newspapers.com* (https://www.newspapers.com/image/209489094/ : accessed 4 Nov 2025).

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1959-1971**) for Walnut St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**) for Walnut St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

dormers, demonstrating efficient building volume utilization during material constraints. The symmetrical facade organization reflected Cape Cod traditional principles that were favored during wartime as expressing American values and continuity. The compact rectangular footprint reflects wartime restrictions on dwelling size and material usage. The property documents residential construction during one of the most restricted building periods in American history, when housing development continued despite severe material shortages to accommodate defense workers and military families. The continuous single-family residential use since construction demonstrates successful wartime housing that served community needs across wartime, post-war adjustment, and subsequent suburban development periods.

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

Reasons Supporting Contributing Status: The 1942 construction represents wartime residential development during period of severe building restrictions and material shortages. The 1.5-story Cape Cod form with side-gabled roof and front gable dormers exhibits characteristic wartime residential design favored for material efficiency and traditional American character. The two gable dormers provide upper-story light and demonstrate efficient roof volume utilization. The symmetrical facade organization reflects Cape Cod traditional principles valued during wartime. The compact rectangular footprint reflects wartime restrictions on dwelling size. Good integrity retained in location, design, setting, feeling, and association despite aluminum siding, window replacement, and porch enclosure alterations. The distinctive Cape Cod form, dormers, roof configuration, and symmetrical organization remain intact, allowing the property to convey its 1942 wartime origins. Interior lot location with mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates wartime housing success and long-term residential stability. The property contributes to understanding wartime residential development patterns, Cape Cod architectural prevalence during World War II, efficient 1.5-story design with dormers, traditional American residential design during wartime, and defense worker housing in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0136_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29646 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0135_000 Lot 135 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.089481	Long: -83.2811563			
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	Minimal Traditionalist	
Building Form	One Story Rectilinear	
Roof Form	Side Gabled Catslide	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Picture/Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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	29646 Walnut St.						
Historic/Original Owner	George Sworden						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	Unknown						
Builder/Contractor	Unknown						

Survey Date	4 Nov 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1951 Minimal Traditional residence is a one-story frame dwelling situated at 29646 Walnut Street in Flat Rock. The building exhibits characteristic features of early 1950s post-war residential construction including compact massing, economical design, and distinctive catslide roof extension typical of immediate post-war housing development addressing critical housing shortages.

The house displays a rectangular footprint with front-gable roof form creating vertical emphasis on the main block. A distinctive catslide roof extension sweeps downward from the main roof ridge over a side porch area, creating a continuous roofline that extends to cover a full-width front porch. This catslide configuration represents economical roof framing that shelters outdoor living space beneath a single roof structure, typical of early 1950s building economy during the transition from wartime restrictions to post-war suburban development. The roof is covered with asphalt shingles in gray tones. Two brick chimneys rise from the structure, one from the main roof mass and another visible on the left elevation.

The front gable features a circular or oval window opening in the gable peak, providing attic ventilation and creating focal point on the facade. This detail represents restrained Colonial Revival influence common in Minimal Traditional design of the early 1950s. The gable face exhibits vinyl siding with the circular window centered in the triangular gable field.

The exterior walls are clad in vinyl siding in tan or beige coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter.

A full-width front porch extends across the facade beneath the catslide roof extension, creating substantial sheltered outdoor living space. The porch features simple square posts or columns supporting the roof structure. The porch floor appears to be concrete or wood construction with white-painted railings and balustrades providing enclosure. This generous porch dimension demonstrates early 1950s emphasis on outdoor living space and economical construction methods that maximized usable area through simple roof extensions.

A bay window projects from the left portion of the front facade, creating expanded interior space and increased natural light penetration. The bay window appears to be later addition or modification, featuring angled sides with multiple window units. Additional window openings consist of replacement double-hung units appearing to be vinyl or aluminum-frame construction, maintaining original opening locations. The windows are symmetrically arranged on the main facade, creating balanced composition.

The property occupies an interior lot with mature deciduous and evergreen trees providing mixed canopy. A substantial deciduous tree trunk is visible in the left foreground. A mature evergreen conifer stands prominently in the center right of the front yard, providing year-round screening and visual interest. Foundation plantings include shaped evergreen shrubs creating formal hedge along the porch foundation. The lawn is maintained in excellent condition with thick turf. A concrete driveway extends along the right side of the property. A detached garage structure with light-colored siding is visible at the rear right, accessed from the driveway.

Character-defining features include one-story Minimal Traditional form with front-gable roof, distinctive catslide roof extension creating covered front porch, circular window in front gable peak, full-width porch beneath catslide roof with square posts and railings, bay window projection on front facade, concrete block foundation, two brick chimneys, vinyl siding over frame construction, replacement windows, detached garage, and mature landscape setting with mixed deciduous and evergreen trees.

History of the Resource

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

George Sworden and family resided at 29646 Walnut St. in 1955.[1] Mr. Sworden was clerk with the D.T.&I.; he died 13 July 1966.[2] In 1971, George's grandson, Deryl Gunderson resided at 29646 Walnut St.[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 1951 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early post-war suburban residential development constructed during the peak housing boom following World War II, demonstrating economical design solutions including distinctive catslide roof extension typical of immediate post-war housing addressing critical shortages.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and bay window addition. Location integrity is complete with the dwelling remaining on original site since 1951 construction. Design integrity is good with one-story Minimal Traditional form, front-gable roof with distinctive catslide extension, full-width porch, and circular gable window intact, though bay window represents alteration to original facade configuration. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation and brick chimneys remain visible. Workmanship integrity is good with form, massing, and distinctive catslide roof construction demonstrating 1951 post-war building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying early post-war residential character through distinctive form and catslide roof despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1951 construction date places this property within the critical immediate post-war period when returning veterans and young families created unprecedented housing demand following wartime construction restrictions. Construction in 1951 represents the peak years of post-war residential building boom when developers worked rapidly to address severe housing shortages that had accumulated during the 1940s. The distinctive catslide roof extension represents characteristic early post-war design solution that maximized sheltered space through economical roof framing, continuing wartime-era building economy practices into the early 1950s while addressing housing shortage pressures. This catslide configuration enabled the full-width front porch to be covered by simple roof extension rather than separate porch roof structure, demonstrating post-war building efficiency and cost-consciousness. The compact rectangular footprint reflects early 1950s emphasis on economical land use and construction efficiency during period of rapid housing development. The Minimal Traditional form represents the dominant immediate post-war residential type that bridged wartime economy and emerging Ranch house popularity, emphasizing functional planning and construction efficiency. The circular window in the front gable represents restrained Colonial Revival detail providing architectural interest within economical construction. The two brick chimneys indicate substantial masonry construction typical of quality early 1950s housing. The property documents the transformation of Flat Rock from wartime industrial community to post-war suburban residential development pattern. The continuous single-family residential use since construction demonstrates successful post-war housing development and long-term neighborhood stability.

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

Reasons Supporting Contributing Status: The 1951 construction represents immediate post-war residential development during critical period addressing housing shortages following World War II. The distinctive catslide

[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] *Findagrave.com* (https://www.findagrave.com/memorial/158756106/george-william-sworden : accessed 4 Nov 2025); obituary attached for George Sworden mentioning grandson Deryl Gunderson.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**1970-1971**); for Walnut St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

roof extension demonstrates characteristic early post-war economical design solution continuing wartime building efficiency practices. The one-story Minimal Traditional form with front-gable roof exhibits early post-war residential design bridging wartime economy and emerging Ranch style. The full-width front porch beneath catslide roof represents post-war outdoor living space emphasis and building efficiency. The circular window in front gable peak provides restrained Colonial Revival detail within economical construction. The two brick chimneys indicate quality masonry construction typical of early 1950s housing. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and bay window alterations. The distinctive form, catslide roof configuration, porch, and circular gable window remain intact, allowing the property to convey its 1951 post-war origins and economical construction methods. Interior lot location with exceptional mature landscaping including evergreen and deciduous specimens maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates post-war residential stability. The property contributes to understanding immediate post-war residential development patterns, building economy and efficiency during housing shortage response, catslide roof construction methods, Minimal Traditional architectural prevalence during transition to Ranch house dominance, and post-war suburban expansion in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0135_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29656 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0134_000 Lot 134 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0893435		Long: -83.2811556		
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	1943	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled Catslide	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum & Replacement	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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	1943-1975 (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	29656 Walnut St.						
Historic/Original Owner	Forrest & Katherine Hammond						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	4 Nov 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 1943 Minimal Traditional residence is a one-story frame dwelling situated at 29656 Walnut Street in Flat Rock. The building exhibits characteristic features of wartime residential construction including compact massing, economical design, and distinctive catslide roof extension typical of early-to-mid 1940s housing development during World War II material constraints and building restrictions.

The house displays a rectangular footprint with front-gable roof form creating vertical emphasis on the main block. The most distinctive architectural feature is a catslide roof extension that sweeps downward from the main roof ridge over a side wing or porch area, creating a continuous roofline that extends nearly to ground level. This catslide configuration represents economical roof framing that shelters additional living space or porch area beneath a single roof structure, typical of wartime building economy. The roof is covered with asphalt shingles in gray tones. A brick chimney rises from the main roof mass near the ridge line.

The front gable features a circular or oval window opening in the gable peak, providing attic ventilation and creating focal point on the facade. This detail represents restrained Colonial Revival influence common in Minimal Traditional design. The gable face exhibits vinyl siding with the hexagon window centered in the triangular gable field.

The exterior walls are clad in vinyl siding in gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds creating contrasting trim elements. 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.

A full-width front porch extends across the facade beneath the catslide roof extension, creating substantial sheltered outdoor living space. The porch features simple square columns or posts supporting the roof structure. The porch floor appears to be concrete construction. This generous porch dimension demonstrates wartime-era emphasis on outdoor living space and economical construction methods that maximized usable area through simple roof extensions rather than complex framing.

Window openings consist of a combination of aluminum-frame double-hung units and more recent vinyl replacement windows, maintaining original opening locations and proportions. The mixed window materials indicate phased replacement over time. Windows are symmetrically arranged on the front facade, creating balanced composition.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. A large deciduous tree dominates the front right yard, creating extensive shade. Additional mature trees frame the property. Foundation plantings are extensive and well-maintained, demonstrating careful landscape care. The lawn is maintained in excellent condition with thick turf. A concrete driveway extends along the left side of the property. A detached garage structure with white siding is visible at the rear left, accessed from the driveway.

Character-defining features include one-story Minimal Traditional form with front-gable roof, distinctive catslide roof extension creating covered front porch, circular window in front gable peak, full-width porch beneath catslide roof with square columns, concrete block foundation, brick chimney, vinyl siding over frame construction, mixed aluminum and vinyl windows, detached garage, and mature landscape setting with substantial trees and ornamental plantings.

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.

Forrest Hammond resided at 29656 Walnut St. in 1947.[1] In 1950, Forrest & Katherine Hammmond resided at 29656 Walnut; and Forrest worked in maintenance at the Trenton Channel Electric Powerplant.[2] In 1959, Frank Smith resided at 29656 Walnut St.[3] In 1961, Forrest Blakely resided at 29656 Walnut St.[4] In 1964, James D, Hall resided at 29656 Walnut St.[5] Arthur Matthes resided at 29656 Walnut St from 1967 through 1971.[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 1943 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents wartime residential development constructed during World War II under severe material constraints and building restrictions, demonstrating economical design solutions including distinctive catslide roof extension typical of wartime housing construction.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since 1943 construction. Design integrity is excellent with one-story Minimal Traditional form, front-gable roof with distinctive catslide extension, full-width porch, and circular gable window all intact. Materials integrity is fair with vinyl siding and mixed window replacements representing alterations to original exterior materials, though concrete block foundation and brick chimney remain visible. Workmanship integrity is good with form, massing, and distinctive catslide roof construction demonstrating 1943 wartime building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying wartime-era residential character through distinctive form and catslide roof despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1943 construction date places this property within the critical wartime period when residential building was severely restricted due to defense priorities and material shortages allocated for military purposes. Construction in 1943 represents residential building during the second full year of American involvement in World War II, when civilian construction faced comprehensive restrictions on materials, dimensions, and design. The distinctive catslide roof extension represents characteristic wartime design solution that maximized sheltered space through economical roof framing, avoiding complex structures that required additional materials and labor. This catslide configuration enabled the full-width front porch to be covered by simple roof extension rather than separate porch roof structure, demonstrating wartime building economy and material conservation. The compact rectangular footprint reflects wartime restrictions on dwelling size and material usage. The Minimal Traditional form represents the dominant wartime residential type that emphasized functional planning and construction economy over architectural elaboration. The circular window in the front gable represents restrained Colonial Revival detail that provided architectural interest within severely economical construction. The property documents residential construction during one of the most restricted building periods in American history, when housing development continued despite severe material shortages to accommodate defense workers and military families. The continuous single-family residential use since construction demonstrates successful wartime

[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 74, dwelling 439, for Forrest & Katherine Hammmond ; 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.

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

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-1962); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1964-1965); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

housing that served community needs across wartime, post-war adjustment, and subsequent suburban development periods.

Period of Significance: The 1943-1975 period encompasses the property's construction during critical wartime year through the district's terminal date, documenting its role in wartime housing development and subsequent post-war community stability.

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

Reasons Supporting Contributing Status: The 1943 construction represents wartime residential development during period of severe building restrictions and material shortages. The distinctive catslide roof extension demonstrates characteristic wartime economical design solution maximizing sheltered space through simple roof framing. The one-story Minimal Traditional form with front-gable roof exhibits wartime residential design emphasizing construction economy. The full-width front porch beneath catslide roof represents wartime building efficiency and outdoor living space emphasis. The circular window in front gable peak provides restrained Colonial Revival detail within economical construction. The compact rectangular footprint reflects wartime restrictions on dwelling size. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The distinctive form, catslide roof configuration, porch, and circular gable window remain intact, allowing the property to convey its 1943 wartime origins and economical construction methods. Interior lot location with exceptional mature landscaping and ornamental plantings maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates wartime housing success and long-term residential stability. The property contributes to understanding wartime residential development patterns, material conservation and building economy during World War II, catslide roof construction methods, Minimal Traditional architectural prevalence during wartime restrictions, and defense worker housing in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0134_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29706 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0133_000 Lot 133 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0892153		Long: -83.281128		
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	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Vinyl	
Window Type	Picture & Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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					
Period(s) of Significance	1950-1975					
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	29706 Walnut St.					
Historic/Original Owner	William Ambercrombie					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	4 Nov 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 1950 Minimal Traditional residence is a one-story frame dwelling situated at 29706 Walnut Street in Flat Rock. The building exhibits characteristic features of immediate post-war residential construction including compact massing, economical design, and simplified detailing typical of late 1940s-early 1950s housing development responding to critical housing shortages following World War II.

The house displays a rectangular footprint with hip roof form creating low profile and simple roofline without prominent gables or dormer projections. The roof is covered with asphalt shingles in brown tones with moderate pitch. The hip roof configuration presents eave lines on all four sides, creating uniform cornice treatment and symmetrical appearance. Wide overhangs extend beyond the wall planes, providing weather protection and shadow lines characteristic of post-war residential construction.

The exterior walls are clad in vinyl siding in medium taupe or tan coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds in white creating contrasting trim elements. 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 with darker coloration contrasting with the wall siding.

The front facade displays asymmetrical organization characteristic of Minimal Traditional design. A large picture window with flanking double-hung sidelights occupies the left portion of the facade, creating prominent fenestration feature that maximizes natural light penetration and provides expansive exterior views. The picture window unit appears to be vinyl-frame construction representing replacement of original windows. An entry door with multi-light glazing and contemporary styling is positioned right of center, accessed by concrete steps with metal railings. An additional double-hung vinyl window occupies the right portion of the facade, maintaining balanced though asymmetrical composition.

A small covered entry stoop projects from the facade at the door location, providing minimal weather protection. The stoop features simple flat roof supported by posts or brackets. The modest porch dimensions reflect immediate post-war emphasis on economical construction and minimal ornamentation.

The right side of the dwelling features an enclosed addition or sunroom projection extending beyond the main building mass. This element exhibits vinyl siding matching the principal dwelling with window openings along the side elevation. The addition may represent enclosed porch space or expanded living area, though its relationship to original construction requires further investigation.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. A massive weeping conifer tree dominates the front yard, creating dramatic landscape feature with sweeping branches extending nearly to ground level and obscuring portions of the facade. The tree's substantial size suggests planting contemporary with or shortly after the dwelling's construction. Foundation plantings are minimal. The lawn is maintained in good condition. A concrete driveway extends along the side of the property. A detached garage structure is visible at the rear right, constructed with frame and siding materials.

Character-defining features include one-story Minimal Traditional form with hip roof, rectangular footprint with compact massing, asymmetrical facade organization, large picture window with flanking sidelights, modest covered entry stoop, concrete block foundation, vinyl siding with white trim, side addition or sunroom projection, detached garage, and mature landscape setting with dramatic weeping conifer specimen.

History of the Resource

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

William Ambercrombie Jr. was living at 29706 Walnut St. from 1955 through 1957.[1]
In 1959, W.R. Schouten was living at 29706 Walnut St.[2] In 1962, Virgil Huddleston was living at 29706 Walnut St.[3]
Svend C. Jacobsen was living at 29706 Walnut St from 1965 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.

This 1950 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents immediate post-war residential development responding to critical housing shortages following World War II and demonstrates typical early 1950s Minimal Traditional design emphasizing economical construction and functional planning.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since 1950 construction. Design integrity is good with one-story Minimal Traditional form, hip roof, rectangular footprint, and asymmetrical facade organization intact, though side addition represents alteration to original configuration. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating 1950 construction methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying immediate post-war residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1950 construction date places this property within the critical immediate post-war period when returning veterans and young families created unprecedented housing demand following wartime construction restrictions. Construction in 1950 represents the peak years of post-war residential building boom when developers and builders worked to address severe housing shortages that had accumulated during the 1940s. The Minimal Traditional form represents the dominant immediate post-war residential type that bridged traditional pre-war cottage designs and emerging Ranch house popularity, emphasizing economical construction and functional planning over architectural elaboration. The one-story configuration reflects post-war preference for single-story living that would define suburban residential development through the 1950s-1960s. The hip roof form demonstrates simplified construction methods that reduced building costs and construction time, enabling rapid residential development. The large picture window with flanking sidelights represents post-war emphasis on natural light and connection to outdoor space, reflecting changing American residential design values. The modest covered entry stoop demonstrates immediate post-war economy and restraint in architectural ornamentation. The property documents the transformation of Flat Rock from wartime industrial community to post-war suburban residential development pattern.

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

Reasons Supporting Contributing Status: The 1950 construction represents immediate post-war residential development during critical period addressing housing shortages following World War II. The one-story Minimal Traditional form with hip roof exhibits characteristic immediate post-war residential design emphasizing economical construction and functional planning. The rectangular footprint and compact massing demonstrate

[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; **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.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

post-war building efficiency. The large picture window with flanking sidelights reflects post-war emphasis on natural light and modern residential design. The modest covered entry stoop demonstrates immediate post-war economy and restraint. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, hip roof configuration, and overall composition remain intact, allowing the property to convey its 1950 origins and Minimal Traditional character. Interior lot location with exceptional mature landscaping including dramatic weeping conifer specimen maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates post-war residential stability. The property contributes to understanding immediate post-war residential development patterns, Minimal Traditional architectural prevalence during transition to Ranch house dominance, post-war housing shortage response, and suburban residential expansion in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0133_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29045 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0172_000 Lot 172 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0938756		Long: -83.280449		
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	
Building Form	1 Story Rectilinear	
Roof Form	Hipped roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick Veneer	
Foundation Materials	Brick/Block	
Window Materials	Aluminum	
Window Type	Sliding	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage, 1 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; Architecture						
Period(s) of Significance	1953-1975						
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	29045 Walnut St.						
Historic/Original Owner	Walter Carpenter						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	4 Nov 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1953 Ranch residence is a one-story brick veneer dwelling situated at 29043 Walnut Street in Flat Rock. The building exhibits characteristic features of early 1950s Ranch house design including horizontal emphasis, low-pitched roofline, brick veneer construction, and picture window fenestration typical of post-war suburban residential development.

The house displays a rectangular footprint with side-gabled roof form creating pronounced horizontal emphasis characteristic of Ranch style architecture. The roof is covered with asphalt shingles in reddish-brown or terra cotta tones with shallow pitch creating low profile that minimizes vertical mass. Wide overhangs extend beyond the wall planes, providing weather protection and reinforcing the horizontal character. The side-gabled orientation presents eave lines to the street frontage, emphasizing the dwelling's length rather than height.

The exterior walls are clad entirely in brick veneer displaying consistent reddish-brown coloration with running bond pattern. The brickwork exhibits uniform coursing and tight mortar joints indicating quality construction craftsmanship typical of 1950s masonry residential construction. The brick veneer extends to foundation level without visible water table or contrasting foundation treatment, creating continuous masonry appearance from grade to eave. The foundation is constructed of brick matching the wall veneer, providing unified masonry composition. A brick chimney rises near the center of the roof ridge, constructed of the same reddish-brown brick as the walls.

A distinctive enclosed front porch projects from the center of the facade, creating sheltered entry space. The porch enclosure features aluminum-frame picture windows across the front and sides, maximizing glass area and natural light penetration. The porch is covered by a continuation of the main roof form, creating integrated appearance. Metal awnings extend above the porch windows, providing solar shading and weather protection. The porch construction demonstrates 1950s emphasis on indoor-outdoor living space and maximizing natural light through extensive fenestration.

Window openings flanking the enclosed porch consist of horizontal sliding aluminum-frame units characteristic of 1950s-1960s residential construction. Metal awnings in white or light color extend above these windows, providing solar control and contributing to the horizontal emphasis of the facade. The awnings represent period-appropriate additions common to Ranch houses for managing interior temperatures and reducing glare. Window proportions are horizontal, reinforcing the Ranch style's emphasis on width over height.

The front entry is accessed through the enclosed porch via steps with metal railings. The combination of brick veneer, aluminum windows, metal awnings, and enclosed porch creates cohesive composition representative of early 1950s Ranch house design and construction methods.

The property occupies an interior lot with mature deciduous trees providing substantial overhead canopy. The foreground features massive tree trunks suggesting exceptional tree age and size predating the dwelling's 1953 construction. Foundation plantings include small evergreen shrubs and perennial beds along the facade. The lawn is maintained in excellent condition with thick, well-manicured turf. A detached garage structure is located at the rear of the property, accessed by a driveway. Chain-link fencing visible at the left property line encloses the side yard.

Character-defining features include one-story Ranch form with side-gabled roof and shallow pitch creating horizontal emphasis, complete brick veneer exterior in reddish-brown tones, brick foundation matching wall veneer, brick chimney on roof ridge, enclosed front porch with aluminum-frame picture windows, horizontal sliding aluminum windows with metal awnings, quality brickwork with consistent coursing, detached garage, and mature landscape setting with substantial street trees.

History of the Resource

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

The Walter Carpenter Family resided at 29045 Walnut from 1954 through 1971.[1]
"This house was built by the Carpenters who had 2 daughters."[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 1953 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 post-war suburban residential development and demonstrates characteristic Ranch house architecture with quality brick veneer construction typical of early 1950s housing patterns following World War II.

Integrity Assessment: The property retains excellent integrity in all seven aspects with minimal alterations. Location integrity is complete with the dwelling remaining on original site since 1953 construction. Design integrity is excellent with one-story Ranch form, side-gabled roof with shallow pitch, enclosed front porch, and horizontal window arrangement intact. Materials integrity is excellent with original brick veneer preserved throughout exterior walls, brick foundation, aluminum windows, and metal awnings all representing period-appropriate materials. Workmanship integrity is excellent with quality 1953 brickwork demonstrating consistent coursing and tight joints. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is outstanding with property completely conveying early 1950s Ranch residential character. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1953 construction date places this property within the critical post-war suburban development period when returning veterans and growing families created unprecedented housing demand. Construction in 1953 represents the peak years of post-war suburban expansion, occurring during the period of widespread single-family home construction enabled by Federal Housing Administration and Veterans Administration mortgage programs, highway development, and economic prosperity. The Ranch house form represents the dominant post-war residential type that symbolized modern American suburban living and departed dramatically from pre-war housing styles. The property documents the transformation of Flat Rock from pre-war industrial community to post-war suburban residential development pattern. The brick veneer construction demonstrates substantial material investment and quality residential development during prosperous early 1950s conditions. The enclosed front porch with extensive fenestration reflects post-war emphasis on indoor-outdoor living space and natural light maximization characteristic of modern suburban residential design. The property's continuous single-family residential use since construction demonstrates successful post-war suburban development and long-term neighborhood stability.

Criterion C - Architecture: The property represents an excellent example of early 1950s Ranch house architecture with outstanding preservation of character-defining features and materials. The one-story form with side-gabled shallow-pitch roof creates pronounced horizontal emphasis that defines Ranch style design principles. The complete brick veneer treatment distinguishes this dwelling from typical wood-sided Ranch houses and demonstrates quality construction standards. The enclosed front porch with aluminum-frame picture windows represents sophisticated post-war residential planning integrating sheltered entry space with maximized natural light. The horizontal sliding aluminum windows with metal awnings represent authentic early 1950s residential fenestration and demonstrate period approaches to solar control and energy efficiency. The quality brickwork with consistent coursing and tight joints exhibits excellent craftsmanship typical of 1950s masonry construction. The preservation of original materials including brick veneer, aluminum windows, metal awnings, and enclosed porch provides authentic example of early 1950s Ranch house design and construction

[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; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] 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.

methods. The property serves as excellent representative of post-war Ranch architecture that dominated American suburban residential development during the 1950s-1960s.

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

Reasons Supporting Contributing Status: The 1953 construction represents post-war suburban residential development during peak period of Ranch house popularity and suburban expansion. The one-story Ranch form with side-gabled shallow-pitch roof exhibits characteristic early 1950s residential design emphasizing horizontal emphasis and modern living. Complete brick veneer construction throughout exterior walls demonstrates quality post-war residential development. The enclosed front porch with aluminum-frame picture windows represents sophisticated post-war residential planning. Horizontal sliding aluminum windows with metal awnings provide authentic early 1950s fenestration and solar control features. Quality brickwork with consistent coursing demonstrates excellent 1950s masonry craftsmanship. Brick foundation and chimney create unified masonry composition. Excellent integrity retained in all seven aspects with original materials and design features preserved. The form, materials, enclosed porch, windows, and awnings remain intact, allowing the property to authentically convey its 1953 origins and Ranch character. Interior lot location with exceptional mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates post-war suburban stability. The property contributes to understanding post-war suburban development patterns, Ranch architectural prevalence, brick veneer residential construction quality, and modern suburban residential design principles in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0172_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29053 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0173_000 Lot 173 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093747		Long: -83.280484		
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	2018	
Architectural Style	Minimal Traditional	
Building Form	1 1/2 story Gable and wing	
Roof Form	Hip roof	
Roof Materials	asphalt roof	
Exterior Wall Materials	vinyl clad	
Foundation Materials	cement block foundation	
Window Materials	Vinyl	
Window Type	Double-hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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	29053 Walnut St.						
Historic/Original Owner	N/A						
Historic Building Use	N/A						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	4 Nov 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 2018 contemporary residence is a two-story frame dwelling situated within the Flat Rock community at 29053 Walnut Street. The building represents modern infill construction on a lot within the Van Riper Subdivision area, exhibiting contemporary residential design characteristics and construction methods typical of early 21st century single-family housing development.

The house displays a compact rectangular footprint with two-story massing creating vertical emphasis and efficient use of lot dimensions. The roof exhibits hip form on all sides, creating low-profile roofline without prominent gables. The roof is covered with asphalt shingles in light tan or beige tones with shallow pitch characteristic of contemporary residential construction. Wide overhangs extend beyond the wall planes, providing weather protection and shadow lines. White soffit and fascia materials create clean trim details.

The exterior walls are clad in vinyl siding displaying two contrasting colors creating visual interest through material variation. The primary walls feature light tan or beige horizontal lap siding, while a prominent accent panel on the upper story front facade displays dark gray or charcoal-colored siding, creating strong horizontal band across the second floor. This two-tone treatment represents contemporary design approach emphasizing visual variety through color blocking rather than traditional architectural ornamentation.

The front facade displays asymmetrical organization characteristic of contemporary residential design. The first floor features an off-center entry door with oval decorative glass insert and white frame. Windows consist of vinyl-frame units in various configurations including double-hung sashes and large picture windows. The second floor features a pair of double-hung windows positioned within the dark accent panel, creating focal point through color contrast.

An attached single-car garage projects from the right side of the dwelling, integrated into the main building mass beneath a continuous roofline. The garage features overhead door with decorative panel design and window inserts in arched configuration across the top, representing popular contemporary garage door styling. The garage-house integration reflects modern suburban residential planning where automobile accommodation is incorporated within the principal structure rather than detached.

A small covered entry porch projects from the front facade at the entry door location, providing weather protection. The porch appears to feature simple posts or columns supporting a shallow roof structure. Foundation plantings include small evergreen shrubs flanking the entry and garage, providing minimal landscape screening. A young ornamental tree is planted in the front yard, indicating recent landscape installation. The lawn is maintained in good condition with thick turf.

Character-defining features include two-story contemporary form with hip roof, compact rectangular footprint, two-tone vinyl siding with dark accent panel on upper story, asymmetrical facade organization, vinyl-frame windows including picture window configurations, attached single-car garage with decorative overhead door, minimal covered entry porch, and 2018 construction date placing property outside 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.

The house at 29053 Walnut St. was constructed in 2018 and falls outside the period of significance for the district. A fire destroyed the original home on this lot about 2013.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 house at 29053 Walnut St. is not significant under any of the National Register Criteria. It is recommended as a non-contributing resource to the Flat Rock Historic District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0173_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29097 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0174_000 Lot 174 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093599		Long: -83.2804541		
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 Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled with	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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						
Period(s) of Significance	1938-1975						
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	29097 Walnut St.						
Historic/Original Owner	Walter & Pearl Van Pelt						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	George Van Riper (likely)						

Survey Date	4 Nov 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. 1938 Minimal Traditional residence is a one-story frame dwelling situated within Van Riper Subdivision No. 2 at 29097 Walnut Street. The building exhibits the compact, economical form characteristic of late Depression-era residential construction with distinctive angled bay window projection and gable dormers creating architectural interest within simplified massing typical of late 1930s housing development.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. Two small gable dormers project from the front roof slope, providing light and ventilation to attic space and creating varied roofline. The roof is covered with asphalt shingles in medium brown tones with moderate pitch. The side-gabled orientation creates eave presentation to the street frontage with visible soffit and fascia trim.

The exterior walls are clad in aluminum siding in pale yellow or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The aluminum siding represents later alteration covering original exterior wall materials but maintains the building's original form and proportions. The foundation is constructed of concrete block, visible at grade level around the building perimeter with darker coloration contrasting with the wall siding.

A distinctive angled bay window projects prominently from the right portion of the front facade, creating the most significant architectural feature of the dwelling. The bay window consists of a central fixed window flanked by two angled side windows, all appearing to be aluminum-frame construction. The bay projects substantially from the wall plane, creating expanded interior space and increased natural light penetration. A small gable roof caps the bay window projection, creating miniature front-gable element that adds architectural interest to the facade. The bay window demonstrates the influence of popular 1930s-1940s residential design features that enhanced modest homes with desirable amenities.

A covered front porch extends across the left portion of the facade, providing sheltered entry access. The porch features simple square posts supporting a flat or low-pitched roof that appears to align with the main roof eave line. The porch deck is elevated slightly above grade with concrete steps providing access. Additional window openings flanking the bay window and porch consist of aluminum-frame double-hung units maintaining symmetrical arrangement.

The property includes a detached garage structure connected to the main dwelling by an enclosed breezeway or connector element, creating unified architectural composition. The garage exhibits frame construction with aluminum siding matching the principal dwelling, maintaining visual continuity across the property. The garage-breezeway-house connection represents mid-20th century suburban residential pattern emphasizing automobile accommodation and weather-protected access. A concrete driveway extends along the side of the property providing vehicle access to the garage.

The property occupies an interior lot within the subdivision. Mature deciduous trees including substantial specimens provide overhead canopy and frame the dwelling. Foundation plantings are minimal, allowing clear views of the building's architectural features. The lawn is maintained in good condition. The setting maintains residential neighborhood character with adjacent properties visible at left.

Character-defining features include one-story Minimal Traditional form with side-gabled roof, two small gable dormers on front roof slope, distinctive angled bay window projection with gable roof cap, covered front porch with square posts, concrete block foundation, aluminum siding in pale coloration, aluminum-frame windows, detached garage with breezeway connection creating unified composition, and interior lot location within Van Riper Subdivision No. 2.

This one-story, single-family frame residence is situated on Lot 176 in the Van Riper Sub. No. 2 and in 1941, the address was 29097 Walnut 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 1939, Walter Van Pelt owned lot 174 in Van Riper Sub. No. 2 in the Village of Flat Rock; and the residence thereon, 29097 Walnut St.[2] In 1940, Walter & Pearl Van Pelt and their daughter were living at 29097 Walnut St., and Walter was employed as an assembly man at the lamp factory.[3] In 1942, Walter Van Pelt owned lot 174 in Van Riper Sub. No. 2 in the Village of Flat Rock; and the residence thereon, 29097 Walnut St.[4] In 1950, Louis & Bertha Van Pelt and family resided at 29097 Walnut; and Louis worked as a police officer for the Village of Flat Rock.[5] Louis Van Pelt resided at 29097 Walnut St. in 1957.[6] William R. Campbell resided at 29097 Walnut from 1959 through 1971.[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. 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents late Depression-era residential development within Van Riper Subdivision No. 2, constructed during the period of gradual economic recovery preceding World War II and demonstrating the continuation of planned residential expansion during the late 1930s.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since circa 1938 construction. Design integrity is excellent with one-story Minimal Traditional form, side-gabled roof with dormers, distinctive angled bay window projection, covered front porch, and garage-breezeway connection all intact. Materials integrity is fair with aluminum siding and aluminum windows representing alterations to original exterior materials, though concrete block foundation remains visible and the alterations maintain original building proportions and character. Workmanship integrity is good with form, massing, bay window construction, and dormers demonstrating late 1930s building methods. Setting integrity is excellent within Van Riper Subdivision with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying late Depression-era residential character through form, massing, and distinctive bay window feature despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1938 construction date places this property within the critical late Depression era when residential construction was beginning to recover following the economic hardships of the early-to-mid 1930s. Construction circa 1938 represents renewed building activity as economic conditions gradually improved, occurring in the years immediately preceding American involvement in World War II. The property's location within Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community during the late 1930s recovery period. The one-story frame construction with distinctive bay window feature represents typical late 1930s residential development patterns balancing economical building forms with desirable architectural amenities

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for Walter Van Pelt; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 2, for Walter & Pearl VanPelt and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79: accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," hand paginated, arranged by subdivision; 3:620, entry for Walter Van Pelt; original records held by Brownstown Township Historical Society.

[5] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 43, dwelling 462, for Louis & Bertha Van Pelt and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 44 of 58; United States. National Archives and Records Administration.

[6] 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.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

that enhanced modest homes. The angled bay window projection demonstrates the influence of popular mid-20th century design features that provided expanded interior space and natural light, representing consumer preferences even within economical housing. The garage-breezeway-house connection represents evolving suburban residential patterns emphasizing automobile accommodation and weather-protected access, foreshadowing post-war suburban development norms. The property's continuous single-family residential use since construction demonstrates long-term residential stability contributing to neighborhood continuity across Depression recovery, wartime, and post-war periods.

Period of Significance: The 1938-1975 period encompasses the property's construction during the late Depression era through the district's terminal date, documenting its role in the community's residential development from pre-war expansion through wartime adjustment and post-war suburban growth decades.

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

Reasons Supporting Contributing Status: The c. 1938 construction represents late Depression-era residential development during period of economic recovery preceding World War II. The property documents Van Riper Subdivision No. 2 planned residential expansion during late 1930s recovery period. The one-story Minimal Traditional form with side-gabled roof and gable dormers exhibits characteristic late 1930s residential design emphasizing economy with architectural interest. The distinctive angled bay window projection with gable roof cap represents popular late 1930s-early 1940s residential feature enhancing modest homes with desirable amenity. The garage-breezeway-house connection demonstrates evolving suburban residential patterns emphasizing automobile accommodation and protected access. Good integrity retained in location, design, setting, feeling, and association despite aluminum siding and window replacement alterations. The form, massing, roof configuration with dormers, bay window projection, porch, and garage connection remain intact, allowing the property to convey its late 1930s origins and Minimal Traditional character. Interior lot location with mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1930s residential development patterns representing Depression-era recovery and building activity, Minimal Traditional architectural prevalence with popular bay window features, garage-breezeway residential planning patterns, and planned subdivision expansion in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0174_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29101 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0175_000 Lot 175 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0934697		Long: -83.2803705		
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 Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/ front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
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; Entertainment/Recreation
Period(s) of Significance	1938-1975

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	29101 Walnut
Historic/Original Owner	Floyd & Vedah Fadely Family
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Builder/Contractor	unknown

Survey Date	20 Oct 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. 1938 Minimal Traditional residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries era and carries exceptional historical significance through its documented association with the Floyd and Vedah Fadely family, who resided at this address for nearly six decades from at least 1940 until Vedah's death in 1998. Floyd Fadely was a World War I veteran who worked as a maintenance repairman for Detroit Edison at the Trenton Channel Power Plant, representing the broader industrial employment opportunities available to Downriver Michigan residents during this period. The property demonstrates the stable homeownership patterns that characterized working-class families in the Flat Rock area, whether employed by Ford's Village Industries or other regional industries.

The house exhibits the characteristic Minimal Traditional form with a compact single-story plan and a side-gabled roof with a front gable accent that adds visual interest to the facade. The roof pitch is moderate, characteristic of the style's economical approach to residential design. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the roof, indicating the original heating system.

The exterior walls are clad in vinyl siding in a white or cream color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to Minimal Traditional design. The siding is complemented by distinctive green trim that accents the windows, doors, corners, and architectural details. This green and white color scheme creates a crisp, well-maintained appearance and reflects the current owners' continued investment in the property.

A notable feature of the facade is the pair of metal window awnings in matching green and white striped pattern. These awnings, which were popular additions during the mid-20th century, provide weather protection and sun control while adding period character to the house. The awnings frame the windows flanking the entrance and contribute to the property's distinctive appearance.

The front facade displays a symmetrical arrangement with the entrance centered and flanked by windows with the decorative awnings. A small covered entry porch with simple posts provides shelter at the front door, which features a decorative wreath. The entry steps are painted green to match the trim, demonstrating attention to detail in the property's maintenance. The entrance configuration, without an elaborate porch, reflects the economical approach of Minimal Traditional design.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

The property occupies a well-maintained lot with manicured lawn, foundation plantings, and mature shade trees. Yellow marker flags in the lawn indicate recent utility work. A detached garage is located at the rear of the property, accessed by a driveway along the side of the house. Neighboring single-story houses visible on either side demonstrate the consistent residential character of this section of Walnut Street.

Character-defining features include the Minimal Traditional form, the single-story massing with side-gabled roof and front gable accent, the brick chimney, the centered entrance with small porch, the mid-century window awnings, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

This one-story, single-family frame residence with is situated on Lot 175 in the Van Riper Sub. No. 2 and in 1941, the address was 29101 Walnut 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 1940, Floyd & Vedah Fadely were living at 29101 Walnut St., and Floyd was employed as a repairman for Detroit Edison at the Trenton Channel Power Plant.[2] On 24 April 1942, Floyd Fadely registered for the Draft (old mans draft); he listed his residence as 29101 Walnut St. in Flat Rock, his wife is Vedah, and his employer was the Detroit Edison Company at the Trenton Channel Power Plant.[3] In 1950, Floyd & Vedah Fadely and son resided at 29101 Walnut; and Floyd worked as general maintenance at Electric Power.[4] The Floyd Fadely Family resided at 29101 Walnut in 1959.[5] Floyd Fadely died on 29 Dec 1961, at the age of 67; he was a WW1 Veteran and is buried in Howard County Indiana.[6] Vedah continued to live in Flat Rock; she worked for Brownstown Township, was a member of the Congregational Church, she died 4 April 1998.[7]

"Home of Floyd and Vedah Fadley and their son Arlen. Arlen now resides on …[locally]. He is a[n] auto hall of famer [inductee of the 2020 Michigan Motor Sports Hall of Fame[8]]."[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.

This c. 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History**. The property represents pre-World War II residential development and carries exceptional historical significance through its documented association with the Floyd and Vedah Fadely family, who resided at this address for nearly sixty years, demonstrating the stable homeownership and deep community roots that characterized Flat Rock during the mid-20th century.

Criterion A - Community Planning and Development: Constructed c. 1938, during the established phase of residential development in Flat Rock, this Minimal Traditional house represents the type of housing that enabled working families to achieve homeownership in the years immediately preceding World War II. The property demonstrates that Flat Rock attracted residents employed not only by Ford's Village Industries but also by other regional industries, creating a diverse working-class community with stable employment and homeownership opportunities.

The Fadely family legacy continues through their son Arlen, who still resides locally in Flat Rock and was inducted into the 2020 Michigan Motor Sports Hall of Fame. This multi-generational connection to the Flat Rock community demonstrates the deep roots that families established in this area.

Floyd Fadely's service as a World War I veteran adds historical significance to the property. His subsequent career with Detroit Edison and his establishment of a permanent home in Flat Rock represents the pattern of veterans building stable lives in working-class communities during the interwar period.

While the Flat Rock Historical District is primarily significant for its association with Ford's Village Industries program, the Fadely family's history demonstrates that the community also attracted workers employed by other regional industries. Floyd Fadely's employment with Detroit Edison at the Trenton Channel Power Plant

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 3, Floyd & Vedah Fadely ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[3] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4SR-NRY : Tue Apr 29 00:15:24 UTC 2025), Entry for Floyd Fadely, 1942.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 463, for Floyd & Vedah Fadely and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 45 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "United States, Veterans Administration Master Index, 1917-1940", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP2Z-6FM9 : Fri Apr 25 19:06:04 UTC 2025), Entry for Floyd Fadely, 11 Jan 1919.

[7] https://www.findagrave.com/memorial/46190985/vedah-m-fadely

[8] "Arlen Fadely," Michigan Motor Sports Hall of Fame, inductees; *mmshof.org* (https://www.mmshof.org/index.php/inductees/inductees/415-fadely-arlen-2020 : accessed 11 Jan 2026.

[9] 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.

illustrates the broader industrial economy of Downriver Michigan that provided employment opportunities alongside Ford's operations.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, front gable accent, centered entrance, and single-story massing. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney remains and the mid-century window awnings add period character. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape pattern. Integrity of feeling and association are particularly strong given the exceptional documentation of the Fadely family's nearly sixty-year residence, allowing the property to convey its associations with the working-class families who built stable lives in Flat Rock during the mid-20th century.

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

The c. 1938 construction date places this property within the pre-World War II development period, representing the type of housing that enabled working families to achieve homeownership in Flat Rock during the late Depression years. The Minimal Traditional form exemplifies the economical, efficient housing that characterized this period.

The exceptional documentation of the Fadely family's residence significantly enhances the property's historical value. The chain of documentation spanning from the 1940 census through Floyd's 1942 draft registration, the 1950 census, 1959 city directory, Floyd's 1961 death, and Vedah's continued residence until her 1998 death provides an unusually complete record of a single family's nearly sixty-year association with one property. This documentation transforms the property from a typical Minimal Traditional house into a tangible connection to the lived experiences of a working-class family in mid-20th century Flat Rock.

The property retains its essential Minimal Traditional form, with the side-gabled roof with front gable accent, single-story massing, centered entrance, and brick chimney clearly legible despite material alterations. The mid-century window awnings, while not original construction features, add period character that reflects the type of modifications families made to personalize their homes during the post-war decades when the Fadelys resided here.

While vinyl siding and replacement windows have diminished material integrity, these alterations do not compromise the property's ability to convey its historical significance. The documented association with the Fadely family—spanning nearly six decades and supported by census records, draft registration, city directories, and oral history—provides exceptional context that elevates this property's contribution to understanding the residential patterns and family histories that characterized Flat Rock during the mid-20th 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0175_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29115 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0176_000 Lot 176 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0933311		Long: -83.280461		
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 Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/ Porch dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
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	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	29115 Walnut St.					
Historic/Original Owner	Marely & Lilley Kelley /Walter E. & Helen Smith					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Builder/Contractor	unknown					

Survey Date	2 Nov 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 Minimal Traditional residence is a one-story frame dwelling situated in Van Riper Subdivision No. 2 at 29115 Walnut Street. The building exhibits the compact, economical form characteristic of wartime-era residential construction with restrained Colonial Revival influences expressed through symmetrical facade organization, traditional materials, and simplified detailing typical of early 1940s housing development.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. A front gable projection extends from the main roof mass at the left side, breaking the roofline and providing visual interest to the primary facade. The roof is covered with asphalt shingles in light gray tones with moderate pitch. The side-gabled orientation creates eave presentation to the street frontage with wide overhangs providing weather protection.

The exterior walls are clad in vinyl siding in pale yellow or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds creating contrasting white trim elements. 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.

A prominent covered front porch extends across the left portion of the facade beneath the front gable projection, creating substantial outdoor living space. The porch appears to be later addition or significant expansion, featuring flat roof supported by square posts. The porch deck is constructed of wood framing with low platform height. A ceiling fan is installed in the porch ceiling, indicating its use as functional living space. White-painted porch furniture occupies the space, demonstrating active residential use.

The front facade displays symmetrical window arrangement with four evenly-spaced openings across the main body of the house. Window openings are fitted with replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations and proportions. Dark brown decorative louvered shutters flank each window opening, creating strong contrast against the pale siding and emphasizing the symmetrical fenestration pattern. The shutters appear to be non-functional decorative elements. An entry door with decorative elements including screen door and patriotic wreath provides primary access through the covered porch area.

The property occupies an interior lot within the subdivision. Mature deciduous trees provide substantial overhead canopy, creating extensive shade across the property and adjacent streetscape. The foreground features a massive tree trunk suggesting exceptional tree age and size. Foundation plantings include shaped evergreen shrubs flanking the porch and foundation, demonstrating careful landscape maintenance. The lawn is maintained in excellent condition with thick, well-manicured turf. A concrete driveway extends along the side of the property. A detached garage structure is visible at the rear right, accessed from the driveway.

Character-defining features include one-story Minimal Traditional form with side-gabled roof and front gable projection, rectangular footprint with compact massing, symmetrical four-bay window arrangement, covered front porch beneath gable projection, dark decorative shutters providing facade contrast, concrete block foundation, vinyl siding with white trim, detached garage at rear, and mature landscape setting with substantial street trees.

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>.

George Van Riper owned lot 176 and the residence thereon in 1942.[1]

M.A. Kelley resided at 29115 Walnut in 1947.[2] In 1950, Marley & Lilley Kelly resided at 29115 Walnut; and Marley worked as a Locomotive Engineer for the railroad.[3]

Walter & Helen Smith resided at 29115 Walnut St. from 1953 until Walter passed on 21 March 2008.[4]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for George Van Riper on lot 176; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); 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 78, dwelling 464, for Marley & Lilley Kelly; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHJ-5QHW-59DS-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 56 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; **<u>ALSO</u>**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **<u>ALSO</u>**, "United States, Obituary Records, 2014-2023", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:XMLG-KXWM : Thu Nov 28 19:06:29 UTC 2024), entry for Walter "Pete" Smith, 22 April 2023.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 wartime-era residential development within Van Riper Subdivision No. 2, constructed during the critical final year before American entry into World War II and subsequent wartime building restrictions that largely halted civilian residential construction from 1942-1945.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and porch addition. Location integrity is complete with the dwelling remaining on original site since 1941 construction. Design integrity is good with one-story Minimal Traditional form, side-gabled roof with front gable projection, rectangular footprint, and symmetrical window arrangement intact, though front porch represents alteration or expansion to original configuration. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating early 1940s construction methods. Setting integrity is excellent within Van Riper Subdivision with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying wartime-era residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1941 construction date places this property within the critical wartime period when residential building was constructed during the final year before American entry into World War II and subsequent comprehensive building restrictions. Construction in 1941 represents building activity during the transitional year between peacetime prosperity and wartime constraints, occurring before the December 7, 1941 Pearl Harbor attack that led to immediate defense mobilization and material shortages. The 1941 construction date makes this property among the last substantial residential buildings completed before wartime restrictions largely ended normal civilian construction until 1945. The property's location within Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community. The one-story Minimal Traditional form with economical massing represents typical early 1940s residential design emphasizing functionality and construction efficiency, foreshadowing the more severe material constraints that would dominate wartime and immediate post-war building. The symmetrical facade organization and restrained Colonial Revival influences through shutters and traditional proportions demonstrate the continuation of conservative residential design principles during the transitional early 1940s period.

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

Reasons Supporting Contributing Status: The c. 1941 construction represents wartime-era residential development during final year before building restrictions halted civilian construction. The property documents Van Riper Subdivision No. 2 planned residential expansion during transitional pre-war period. The one-story Minimal Traditional form with side-gabled roof and front gable projection exhibits characteristic early 1940s residential design emphasizing economy and functionality. Rectangular footprint and compact massing demonstrate early wartime building efficiency. Symmetrical four-bay window arrangement with decorative shutters reflects restrained Colonial Revival influences typical of conservative early 1940s design. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and porch alterations. The form, massing, roof configuration, and symmetrical fenestration remain intact, allowing the property to convey its 1941 origins and Minimal Traditional character. Interior lot location with exceptional mature landscaping including massive street trees maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability.

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_135_06_0176_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29125 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0177_000 Lot 177 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0931945	Long: -83.2804112			
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	Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Side Gabled with dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung/Bay
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	29125 Walnut St.
Historic/Original Owner	George Van Riper/Mrs. J. Harvey Wood
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	George Van Riper
Builder/Contractor	George Van Riper

Survey Date	2 Nov 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 Colonial Revival residence is a two-story frame dwelling situated on Lot 177 in Van Riper Subdivision No. 2. The property appears on the 1941 Sanborn Fire Insurance Map at 29125 Walnut Street, confirming its construction prior to American entry into World War II and documenting its presence among the earliest residential development in the subdivision. The building exhibits characteristic Colonial Revival features including front-gable orientation, two-story massing, and symmetrical facade composition typical of late 1920s residential construction.

The house displays an L-shaped footprint created by a two-story front-gable main block with a one-story side wing extending perpendicular to create a cross-gable roof configuration. The front-gable section rises to full two stories, creating vertical emphasis and prominent street presence characteristic of Colonial Revival design. The roof is covered with asphalt shingles in dark brown or gray tones with moderate pitch. The front gable features returns at the eave line suggesting classical detailing. A cross gable over the side wing creates varied roofline and architectural interest.

The exterior walls are clad in vinyl siding in pale yellow or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating contrasting white trim elements. 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 displays a three-bay organization on both floors of the main two-story block. Window openings on the upper floor consist of three replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations and creating symmetrical fenestration pattern. The first floor features a large angled bay window projection on the left side, creating expanded interior space and increased glass area across multiple surfaces. The bay window appears to be later addition replacing original window configuration. Additional double-hung replacement windows flank the bay window, maintaining overall symmetrical composition. White-painted trim surrounds all window openings, creating contrast against the pale siding.

The side wing extending from the main block features its own cross-gable roof and contains additional window openings maintaining the double-hung configuration. A small covered entry vestibule projects from the junction between the main block and side wing, providing sheltered access. The entry appears to feature a simple gable or shed roof with minimal ornamentation.

The property occupies a standard interior lot within the Van Riper Subdivision. Mature deciduous trees provide substantial overhead canopy, creating extensive shade across the property and adjacent streetscape. The lawn is maintained in excellent condition with thick, well-manicured turf. Foundation plantings are minimal, allowing clear views of the building's form and massing. A concrete sidewalk extends along the street frontage. A detached single-car garage with frame construction and vinyl siding is located at the rear of the property, accessed by a driveway. The garage exhibits gable roof form with asphalt shingle covering.

Character-defining features include two-story Colonial Revival form with front-gable orientation, L-shaped footprint created by two-story main block and one-story side wing, cross-gable roof configuration, symmetrical three-bay facade organization on upper floor, angled bay window projection on first floor, covered entry vestibule at wing junction, concrete block foundation, matching vinyl-sided detached single-car garage, Lot 177 location in Van Riper Subdivision No. 2, and documented presence on 1941 Sanborn Fire Insurance Map at 29125 Walnut Street.[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.

George Van Riper owned lot 177 and the residence thereon in 1931.[2]

In 1930, Leland F & Fayette Alexander were living at 433 Walnut St., and Leland was employed as a Laborer for Glue Room in the Auto Factory.[3] Mrs. J. Harvey Wood owned lot 177 and the residence thereon in 1939; however, her address is listed as Rockwood, Michigan.[4]

In 1940, Francis J. & Lucille Ferrick and daughter were living at 29125 Walnut St., and Francis was employed as an operator for the oil refinery.[5] Mrs. J. Harvey Wood owned lot 177 and the residence thereon in 1942; however, her address is listed as Rockwood, Michigan.[6]

In 1950, John & FlorianSchram and daughter resided at 29125 Walnut; and John worked at millwork for the chemical plant.[7]

Ronald F. Buchs resided at 29125 Walnut St. in 1959 through 1969.[8] Alan J. Irwin resided at 29125 Walnut St. from 1970-1971.[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.

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 pre-Depression residential development within Van Riper Subdivision No. 2, documenting the earliest phase of planned residential expansion in the community during the prosperous late 1920s prior to the economic collapse of 1929.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original Lot 177 since circa 1927 construction, documented at 29125 Walnut Street on the 1941 Sanborn map. Design integrity is very good with two-story Colonial Revival form, front-gable orientation, L-shaped footprint with cross-gable wing, and symmetrical upper-floor fenestration intact, though bay window represents alteration to first-floor facade. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form, massing, and two-story construction demonstrating late 1920s building methods. Setting integrity is excellent within Van Riper Subdivision with mature street trees and residential neighborhood character. Feeling integrity is good with property conveying late 1920s Colonial Revival residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction and documented Sanborn map presence.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 120, entry for George Van Riper on lot 177; original records held by Brownstown Township Historical Society.

[3] 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 217 (stamped), enumeration district (ED) 82-880, sheet 1A, dwelling 1, family 1, for Leland F. & Fayette Alexander; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-LG?cat=1036363&i=438&lang=en : accessed 27 July 2025), FHL# 004951268 Image 439 of 1148; United States. National Archives and Records Administration. *Note: The address cannot be confirmed; however, by deduction of the residents on the street on the census matched against the tax payers of 1931, the Alexanders are the likely occupants of the home.*

[4] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for Mrs. J. Harvey Wood (Rockwood); original records held by Brownstown Township Historical Society. *Note: J. Harvey Wood was an Attorney that bought and sold real estate during the 20s & 30s.*

[5] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 4, for Francis J. & Lucille Ferrick and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for Mrs. Harvey Wood (Rockwood); original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 465, for John & Florian Schram and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[8] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street 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. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion A - Community Planning and Development: The c. 1927 construction date places this property among the earliest residential development in Van Riper Subdivision No. 2, representing pre-Depression prosperity and planned residential expansion during the economically robust late 1920s. Construction circa 1927 occurred during the peak of the pre-Depression building boom, two years before the 1929 stock market crash that would halt most residential construction for several years. The property's documentation on the 1941 Sanborn Fire Insurance Map at 29125 Walnut Street provides cartographic evidence of its presence within the established residential fabric by the early 1940s. The property's location on Lot 177 in Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community. The two-story Colonial Revival form represents substantial residential investment typical of the prosperous late 1920s, contrasting with the smaller, more economical dwellings constructed during the Depression and wartime years. City directory documentation establishes occupancy patterns reflecting local industrial employment: 1940 census records Francis J. and Lucille Ferrick with daughter residing at 29125 Walnut with Francis employed as operator for oil refinery; 1950 records show John and Florian Schram with daughter at the address with John working at millwork for chemical plant; directories from 1959 through 1969 confirm Ronald F. Buchs residence. This documentation connects the property to Flat Rock's industrial workforce and demonstrates residential continuity across three decades.

Period of Significance: The 1927-1975 period encompasses the property's construction during the pre-Depression building boom through the district's terminal date, documenting its role in the community's earliest residential development and subsequent occupation across Depression, wartime, and post-war decades.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status: The c. 1927 construction represents pre-Depression residential development during late 1920s prosperity, documenting earliest phase of Van Riper Subdivision expansion. The property occupies Lot 177 in Van Riper Subdivision No. 2, establishing planned residential development pattern. Documentation on 1941 Sanborn Fire Insurance Map at 29125 Walnut Street provides cartographic evidence confirming pre-war presence. The two-story Colonial Revival form with front-gable orientation exhibits substantial residential design typical of prosperous late 1920s building boom. The L-shaped footprint with cross-gable wing demonstrates architectural sophistication exceeding later Depression-era and wartime construction. City directory documentation from 1940, 1950, and 1959-1969 establishes occupancy history connecting property to local industrial workforce including oil refinery and chemical plant employees. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and bay window alterations. The two-story form, front-gable orientation, cross-gable wing, and overall massing remain intact, allowing the property to convey its late 1920s origins and Colonial Revival character. Interior lot location with exceptional mature street trees maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding pre-Depression residential development patterns, late 1920s prosperity and building activity, Colonial Revival architectural prevalence, and industrial workforce housing in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0177_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29137 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0178_000 Lot 178 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0930568		Long: -83.2804371		
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	Cape Cod	
Building Form	1.5 Story Rectilinear	
Roof Form	Side Gabled	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Double Hung	
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	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 ☒ Siding/Windows	Moved ☐ Date(s):
Current/Common Name	29137 Walnut St.		
Historic/Original Owner	Johnnie N. & Kittie Grier		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	2 Nov 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 Cape Cod residence is a 1.5-story frame dwelling situated on corner Lot 178 in Van Riper Subdivision No. 2. The property appears on the 1941 Sanborn Fire Insurance Map at 29137 Walnut Street, confirming its construction by Johnnie Grier in the late Depression era. The building exhibits characteristic Cape Cod features including side-gabled roof form with dormers, compact rectangular massing, and symmetrical facade organization typical of late 1930s residential construction.

The house displays a rectangular footprint with side-gabled roof creating the horizontal emphasis characteristic of Cape Cod design. Two gable dormers project from the front roof slope, providing light and headroom to upper-story rooms and creating the distinctive Cape Cod roofline. The roof is covered with asphalt shingles in brown tones with moderate pitch enabling habitable second-floor space within the roof volume. The dormers feature gable roofs aligned with the main roof pitch, with window openings centered in each dormer face.

The exterior walls are clad in vinyl siding in light gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds creating contrasting white trim elements. 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. A brick chimney rises from the rear roof slope, constructed of dark-colored masonry indicating interior heating system.

A covered front porch with gable roof extends across a portion of the front facade, providing sheltered entry access. The porch features wood-frame construction with natural wood posts supporting the gable roof. The porch deck appears to be wood construction accessed by wood stairs with simple railings. The porch gable creates visual interest and provides weather protection for the primary entry. Window openings are fitted with replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations and proportions. An entry door provides primary access beneath the covered porch.

The property occupies a corner lot location providing visibility from two street frontages. Mature deciduous trees provide substantial canopy coverage, creating extensive shade across the property. Foundation plantings include extensive beds of flowering shrubs, perennials, and ornamental plants displaying vibrant colors including red, yellow, and burgundy foliage. The landscaping demonstrates exceptional maintenance with well-established plantings creating visual interest. A concrete driveway extends along the side of the property, providing vehicle access to the rear. A detached single-car garage with frame construction and vinyl siding matching the principal dwelling is located at the rear of the property, accessed from the driveway. The garage exhibits gable roof form with asphalt shingle covering and includes an octagonal window in the gable end.

Character-defining features include 1.5-story Cape Cod form with side-gabled roof, two front gable dormers providing second-floor fenestration, compact rectangular massing, covered front porch with gable roof and natural wood posts, symmetrical facade organization, concrete block foundation, brick chimney on rear roof slope, matching vinyl-sided detached single-car garage with octagonal gable window, corner Lot 178 location in Van Riper Subdivision No. 2, documented presence on 1941 Sanborn Fire Insurance Map at 29137 Walnut Street, and documented construction by builder-owner Johnnie N. Grier in 1938.

This one-story, single-family frame residence with matching single car garage is situated on Lot 178 in the Van Riper Sub. No. 2 and in 1941, the address was 29137 Walnut 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.

Johnnie Grier owned lot 178 and built the residence 29137 Walnut St. in 1938.[2] In 1940, Johnnie N. & Kittie E. Grier and family were living at 29137 Walnut St., and Johnnie was employed as an assembly man for the auto factory.[3] In 1950, Johnnie & Kittie Grier and children resided at 29137 Walnut; and Johnnie worked as truck mechanic at the oil refinery.[4] The Grier Family resided at 29137 Walnut 1959 through 1971.[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 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Social History** and **Criterion B for Association with Johnnie N. Grier (builder-owner)**. The property represents late Depression-era residential development within Van Riper Subdivision No. 2 with documented builder-owner construction by Johnnie Grier and exceptional thirty-three-year documented continuous Grier family ownership from construction in 1938 through 1971, demonstrating extraordinary residential stability and working-class homeownership achievement during Depression, wartime, and post-war periods.

Integrity Assessment: The property retains good integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original corner Lot 178 since 1938 construction, documented at 29137 Walnut Street on the 1941 Sanborn map. Design integrity is excellent with 1.5-story Cape Cod form, side-gabled roof with two front dormers, covered front porch, and symmetrical organization intact. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation and brick chimney remain visible. Workmanship integrity is good with form, massing, and dormer construction demonstrating 1938 building methods. Setting integrity is excellent within Van Riper Subdivision corner lot location with mature landscaping. Feeling integrity is good with property conveying late Depression-era Cape Cod residential character through form and massing despite material alterations. Association integrity is exceptional through documented thirty-three-year continuous Grier family ownership from 1938-1971 and builder-owner Johnnie Grier construction.

Criterion A - Community Planning and Development and Social History: The 1938 construction by Johnnie N. Grier represents late Depression-era residential development during the period of gradual economic recovery preceding World War II. Grier's construction of his family home in 1938 demonstrates working-class homeownership achievement during challenging economic conditions, as he was employed as an assembly man at the auto factory in 1940. The property's documentation on the 1941 Sanborn Fire Insurance Map at 29137 Walnut Street provides cartographic evidence of its presence within the established residential fabric by the early 1940s. The exceptional thirty-three-year documented continuous Grier family residence from construction in 1938 through at least 1971 represents extraordinary residential stability spanning Depression recovery, World War II, post-war adjustment, suburban expansion, and social changes of the 1960s-early 1970s. City directory documentation confirms continuous occupancy: 1940 census records Johnnie N. and Kittie E. Grier with family residing at 29137 Walnut with Johnnie employed as assembly man for auto factory; 1950 records show Johnnie and Kittie Grier with children at the address with Johnnie working as truck mechanic at oil refinery; directories from 1959 through 1971 confirm continued Grier family residence. This three-decade-plus

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for John N. Grier; original records held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for Johnie N. Grier; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 5, for Johnnie N. & Kittie E. Grier and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 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 44, dwelling 466, for Johnnie & Kittie Grier and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continuous ownership demonstrates successful long-term working-class homeownership and community commitment. Johnnie Grier's employment progression from auto factory assembly man to oil refinery truck mechanic reflects local industrial employment patterns and working-class economic advancement. The property's location on corner Lot 178 in Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community.

Criterion B - Association with Johnnie N. Grier: Johnnie N. Grier's documented role as builder-owner of this residence in 1938 and exceptional thirty-three-year family occupancy establishes him as significant figure in Flat Rock's late Depression-era residential development. Grier's construction expertise enabling him to build his family's Cape Cod home during challenging 1938 economic conditions demonstrates skilled craftsmanship and working-class self-sufficiency. His decision to construct a 1.5-story Cape Cod with dormers and covered porch when building his family's home shows commitment to quality residential design despite economic constraints. The exceptional thirty-three-year family occupancy from 1938-1971 indicates Grier's successful creation of an enduring family home that served across three decades, multiple generations, and significant historical periods including Depression recovery, World War II, and post-war suburban development. His builder-owner status represents important construction model where skilled working-class individuals built their own residences, achieving homeownership through personal labor and craftsmanship. Grier's documented employment in local industry—first as auto factory assembly man and later as oil refinery truck mechanic—connects the property to Flat Rock's industrial workforce and working-class residential development patterns.

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

Reasons Supporting Contributing Status: The 1938 construction by builder-owner Johnnie N. Grier represents late Depression-era residential development and working-class homeownership achievement. Exceptional thirty-three-year documented continuous Grier family ownership from 1938-1971 demonstrates extraordinary residential stability across Depression recovery, World War II, and post-war periods. Johnnie Grier's documented employment progression from auto factory assembly man to oil refinery truck mechanic reflects local industrial workforce patterns. The 1.5-story Cape Cod form with front gable dormers exhibits characteristic late 1930s residential design. The property occupies corner Lot 178 in Van Riper Subdivision No. 2, documenting planned residential expansion. Documentation on 1941 Sanborn Fire Insurance Map at 29137 Walnut Street provides cartographic evidence confirming presence. City directory and census documentation from 1940, 1950, 1959-1971 establishes comprehensive ownership history. The covered front porch with gable roof and Cape Cod dormers demonstrate period architectural features. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, dormers, and porch configuration remain intact, allowing the property to convey its 1938 origins and Cape Cod character. Corner lot location with exceptional mature landscaping maintains residential neighborhood character. Builder-owner construction and exceptional family tenure demonstrate working-class residential achievement and community stability. The property contributes to understanding late 1930s residential development patterns, working-class homeownership, builder-owner construction models, and Cape Cod architectural prevalence in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0178_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29149 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0179_000 Lot 179 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0929196		Long: -83.2804342		
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 Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/porch
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
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	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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29149 Walnut St.					
Historic/Original Owner	Carl Delbert & Dorothy Bullock					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	2 Nov 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. 1938 Minimal Traditional residence is a one-story frame dwelling situated on corner Lot 179 in Van Riper Subdivision No. 2. The property appears on the 1941 Sanborn Fire Insurance Map at 29149 Walnut Street, confirming its construction prior to American entry into World War II. The building exhibits the compact, economical form characteristic of late Depression-era residential construction with restrained design executed through simplified massing and traditional materials.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. A front gable projection extends from the main roof mass, breaking the roofline and providing architectural interest to the primary facade. The roof is covered with asphalt shingles in medium brown tones with moderate pitch allowing for attic space. The side-gabled orientation creates eave presentation to the street frontage.

The exterior walls are clad in vinyl siding in pale yellow coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards and window surrounds in white. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level. A concrete block chimney rises from the rear roof slope, indicating interior heating system.

A raised front deck with white-painted railings and newel posts provides elevated entry access, approached by dual stairways creating symmetrical access from grade. The deck appears to be wood-frame construction with painted balustrade components. The deck platform is elevated approximately four feet above grade, suggesting pier or post foundation system. Window openings are fitted with replacement double-hung units appearing to be vinyl-frame construction, maintaining original opening locations. White-painted decorative louvered shutters flank windows on the front facade. An entry door with oval decorative glass insert and white frame provides primary access, sheltered beneath the front gable projection.

The property occupies a corner lot location providing visibility from two street frontages. Mature deciduous trees provide substantial overhead canopy, creating dappled shade across the property. Foundation plantings are minimal with small ornamental elements and seasonal decorations. The lawn is maintained in good condition. A detached single-car garage with frame construction and vinyl siding matching the principal dwelling is set back from the street, accessed by a concrete driveway. The garage exhibits gable roof form with asphalt shingle covering.

Character-defining features include one-story Minimal Traditional form with side-gabled roof and front gable projection, rectangular footprint with compact massing, symmetrical facade organization, raised front deck with dual stairways, concrete block foundation, matching vinyl-sided detached single-car garage, corner Lot 179 location in Van Riper Subdivision No. 2, and documented presence on 1941 Sanborn Fire Insurance Map at 29149 Walnut Street.[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.

Carl Delbert Bullock owned lot 179 and built the residence 29149 Walnut St. in 1938.[2] In 1940, Carl D. & Dorothy Bullock were living at 29149 Walnut St., and Carl was employed in operations at the oil refinery.[3]

In 1950, Harvey & Margaret Landis and their daughter resided at 29149 Walnut; and Harvey worked as a sewing machine operator for an auto manufacturer.[4] The Harvey Landis Family resided at 29149 Walnut in 1959 through 1971.[5]

"Home of the Landis family. They were very active in the First Congregational Church. Their grandson now owns it [29149 Walnut St.]. He is Alton Schroeder of Schroeder Tax service on Gibraltar Rd."[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. 1938 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents late Depression-era residential development within Van Riper Subdivision No. 2 and demonstrates the expansion of planned residential neighborhoods during the pre-war period. Documentation on the 1941 Sanborn Fire Insurance Map confirms the property's presence and establishes its role in the community's residential development pattern.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original corner Lot 179 since construction, documented at 29149 Walnut Street on the 1941 Sanborn map. Design integrity is excellent with one-story Minimal Traditional form, side-gabled roof with front gable projection, rectangular footprint, and symmetrical organization intact. Materials integrity is fair with vinyl siding and replacement windows representing alterations to original exterior materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating late 1930s construction methods. Setting integrity is excellent within Van Riper Subdivision corner lot location with mature landscaping. Feeling integrity is good with property conveying late Depression-era residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction and documented Sanborn map presence.

Criterion A - Community Planning and Development: The c. 1938 construction date places this property within the critical late Depression era when residential construction was beginning to recover following the economic hardships of the early-to-mid 1930s. Construction circa 1938 represents renewed building activity as economic conditions gradually improved, occurring in the years immediately preceding American involvement in World War II. The property's documentation on the 1941 Sanborn Fire Insurance Map at 29149 Walnut Street provides cartographic evidence of its presence within the established residential fabric by the early 1940s. The property's location on corner Lot 179 in Van Riper Subdivision No. 2 documents the planned residential development pattern that extended subdivided lots throughout the community. Corner lot placement suggests this property occupied a prominent position within the subdivision layout, typically commanding enhanced

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 197, entry for Carl D. Bullock; original records held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620, entry for C. Delbert Bullock; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 6, Carl D. & Dorothy Bullock ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 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 44, dwelling 467, for Harvey & Margaret Landis and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 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.

visibility and often larger dimensions than interior lots. The one-story frame construction with detached garage represents typical late 1930s residential development patterns emphasizing economical building forms and automobile accommodation. The property's continuous single-family residential use since construction demonstrates long-term residential stability contributing to neighborhood continuity.

The 1938-1975 period encompasses the property's construction during the late Depression era through the district's terminal date, documenting its role in the community's residential development from pre-war expansion through the post-war decades.

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

Reasons Supporting Contributing Status: The c. 1938 construction represents late Depression-era residential development during period of economic recovery preceding World War II. The property occupies corner Lot 179 in Van Riper Subdivision No. 2, documenting planned residential expansion. Documentation on 1941 Sanborn Fire Insurance Map at 29149 Walnut Street provides cartographic evidence confirming pre-war presence. The one-story Minimal Traditional form with side-gabled roof and front gable projection exhibits characteristic late 1930s residential design emphasizing economy and functionality. Rectangular footprint and compact massing demonstrate Depression-era building efficiency. The detached single-car garage documents automobile accommodation typical of late 1930s development. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, and overall configuration remain intact, allowing the property to convey its late Depression-era origins. Corner lot location with mature landscaping maintains residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1930s residential development patterns and Minimal Traditional architectural prevalence in the Flat Rock Historical District despite exterior material alterations that have not compromised its essential form and character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0179_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29163 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0180_000 Lot 180 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0927906	Long: -83.2804159			
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	
Building Form	Single-story cottage w/ front- gable	
Roof Form	Front-facing gabled roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Wood frames w/ trim & shutters	
Window Type	Double-hung sash windows with decorative shutters	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 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	Social History, Community Planning and Development, Architecture				
Period(s) of Significance	1942-1972 (Late Period of Significance - Wartime Transition 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	Moved ☐	Date(s):	
Current/Common Name	29163 Walnut Street				
Historic/Original Owner	Wallace Meyers				
Historic Building Use	Single-family residence				
Current Building Use	Single-family residence				
Architect/Engineer/Designer	unknown				

Survey Date	6 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. 1942 Minimal Traditional residence is a one-story brick veneer dwelling situated on corner Lot 180 in Van Riper Subdivision No. 2. The building exhibits the compact, economical form characteristic of wartime-era residential construction with restrained Colonial Revival influences expressed through symmetrical facade organization and traditional materials.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile typical of Minimal Traditional design. A front gable projection extends from the main roof mass, breaking the roofline and providing visual interest to the primary facade. The roof is covered with asphalt shingles in light color. A brick chimney rises from the roof ridge near the center of the structure, constructed of the same reddish-brown brick as the main walls.

The exterior walls are clad entirely in brick veneer displaying consistent reddish-brown coloration with running bond pattern. The brickwork exhibits uniform coursing and tight mortar joints indicating quality construction craftsmanship. The brick veneer extends to foundation level without visible water table or contrasting foundation treatment, creating continuous masonry appearance. The foundation combines brick and concrete construction materials.

A covered front porch spans approximately one-third of the facade width, providing sheltered entry access. The porch features simple square posts supporting a flat roof that aligns with the main roof eave line. The porch deck appears to be concrete construction with brick steps providing access from grade. Window openings are fitted with replacement double-hung units appearing to be vinyl or aluminum-frame construction, maintaining original opening locations and proportions. Green-painted decorative shutters flank windows on the front facade. A wood panel door with multiple glass lights provides primary entry, painted in natural wood tone contrasting with the brick veneer.

The property occupies a corner lot location providing visibility from two street frontages. Mature deciduous trees frame the dwelling, including substantial specimens providing overhead canopy. Foundation plantings include ornamental shrubs and perennials in beds along the front facade, with a notable Japanese maple displaying burgundy foliage near the entry. Evergreen shrubs provide foundation screening. A concrete walkway connects the street to the front entry. The rear yard includes a detached garage structure set back from the primary dwelling.

Character-defining features include one-story Minimal Traditional form with side-gabled roof and front gable projection, complete brick veneer exterior in reddish-brown tones, brick chimney on roof ridge, covered front porch with simple posts, symmetrical facade organization.

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.

Wallace Meyers owned lot 180 and the residence 29163 Walnut in 1942.[1]

Edwin Bennett resided at 29163 Walnut in 1947.[2] In 1950, Edwin & Yvonne Bennett and daughters resided at 29163 Walnut; and Edwin worked as the chief chemist at the oil refinery.[3]

In 1954, Robert Koss and family were living at 29163 Walnut.[4] In 1959, Robert Koss and family were living at 29163 Walnut Street.[5] Ronald L. Peacock resided at 29163 Walnut St. from 1960 through 1971.[6]

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:620 entry for Wallace Meyers; original records held by Brownstown Township Historical Society.

[2] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); 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 44, dwelling 468, for Edwain & Yvonne Bennett and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[4] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut St. 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. 1942 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 wartime-era residential development within Van Riper Subdivision No. 2 and demonstrates Minimal Traditional architectural design with quality brick veneer construction characteristic of early 1940s housing.

Integrity Assessment: The property retains good integrity in all seven aspects. Location integrity is complete with the dwelling remaining on original corner Lot 180 since construction. Design integrity is excellent with one-story Minimal Traditional form, side-gabled roof with front gable projection, and symmetrical organization intact. Materials integrity is good with original brick veneer preserved throughout exterior walls, though window replacements represent modest alteration. Workmanship integrity is good with quality brickwork demonstrating consistent coursing and tight joints. Setting integrity is excellent within Van Riper Subdivision corner lot location with mature landscaping. Feeling integrity is good with property conveying wartime-era residential character. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1942 construction date places this property within the critical wartime period when residential building was severely restricted due to defense priorities and material shortages. Construction in 1942 represents building activity during the first full year of American involvement in World War II, when civilian construction was increasingly difficult due to material allocations for military purposes. The property's location on Lot 180 in Van Riper Subdivision No. 2 documents the planned residential development pattern extending the subdivision platted in earlier years. The corner lot placement suggests this property held premium position within the subdivision layout.

Criterion C - Architecture: The property represents a well-preserved example of Minimal Traditional residential architecture executed in quality brick veneer construction. The one-story form with side-gabled roof and front gable projection exhibits the economical, compact design principles of wartime housing while maintaining restrained Colonial Revival details through symmetrical organization and traditional materials. The complete brick veneer treatment distinguishes this dwelling from typical wood-sided Minimal Traditional houses and demonstrates construction quality despite wartime material constraints. The preservation of original brick veneer provides authentic example of early 1940s residential materials and craftsmanship. The simple covered porch, symmetrical window placement, and central chimney reflect Minimal Traditional design tenets emphasizing functionality and economy without sacrificing residential character.

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

Reasons Supporting Contributing Status: The c. 1942 construction represents wartime-era residential development during period of severe building restrictions. The property occupies corner Lot 180 in Van Riper Subdivision No. 2, documenting planned residential expansion. Quality brick veneer construction throughout exterior walls demonstrates substantial material investment during wartime constraints. The Minimal Traditional architectural style with Colonial Revival influences represents prevalent early 1940s residential design. The one-story form with side-gabled roof and front gable projection exhibits characteristic wartime housing economy. Original brick veneer preservation provides authentic example of 1942 construction materials. Good integrity retained in design, materials, workmanship, setting, and feeling despite modest window replacements. Corner lot location with mature landscaping maintains residential neighborhood character. Continuous single-family use since construction demonstrates residential stability. The property contributes to understanding wartime residential development patterns and Minimal Traditional architectural prevalence in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0180_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29305 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0181_000 Lot 181 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0925072		Long: -83.2803941		
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	Cape Cod		
Building Form	1.5 Rectilinear		
Roof Form	Side Gable with dormer		
Roof Materials	Asphalt Shingles		
Exterior Wall Materials	Brick Veneer w/ sided accents		
Foundation Materials	Brick/Concrete		
Window Materials	Vinyl Replacement		
Window Type	Bay Picture/Double Hung		
Outbuildings	Yes ☒	No ☐	
Number/Type:	1 Garage (on corner)		

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; Architecture; 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 ☒ Windows	Moved ☐	Date(s):		

Current/Common Name	29305 Walnut
Historic/Original Owner	Charles & Edna Francis
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	unknown
Builder/Contractor	Charles Francis (likely)

Survey Date	2 Nov 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 house at 29305 Walnut Street represents wartime residential development built by Charles Francis just months before Pearl Harbor, embodying exceptional thirty-year documented Francis family ownership from 1941-1971. The 1.5-story brick-veneered dwelling exhibits characteristic Cape Cod design with side-gabled roof, front gable dormer, symmetrical facade organization, quality brick veneer construction, and distinctive angled bay window. Situated on corner Lot 181 in Van Riper Subdivision No. 2 and documented on the 1941 Sanborn Fire Insurance Map, the property retains outstanding integrity through preservation of original brick veneer and Cape Cod character-defining features.

The house exhibits classic Cape Cod architecture through its 1.5-story form, side-gabled roof creating horizontal emphasis with steep pitch enabling upper-story living space, compact rectangular footprint, and symmetrical facade organization. A front gable dormer projects from the roof slope providing light and headroom to upper rooms while creating architectural interest. The building displays balanced composition with central entry flanked by windows. An angled bay window projects from the first floor creating architectural distinction, additional interior space, and abundant natural light from multiple surfaces, elevating the property above standard Cape Cod examples and demonstrating Francis's attention to quality when constructing his family home.

The most significant architectural feature is the exceptional brick veneer covering the first floor and lower walls, representing substantial material investment uncommon in 1941 wartime construction. The reddish-brown brick veneer creates permanent, low-maintenance exterior conveying quality and prosperity while eliminating painting requirements. The brickwork exhibits quality craftsmanship with consistent coursing, tight mortar joints, and careful detailing around openings. Upper gable ends feature vinyl siding covering original materials, representing later alteration, while the original brick veneer remains intact demonstrating excellent preservation of character-defining masonry.

Fenestration has been updated with replacement windows appearing to be vinyl or aluminum-frame double-hung units maintaining original opening locations. The distinctive angled bay window projecting from the front facade features multiple surfaces creating expanded glass area. Bay windows represented desirable 1930s-1940s features providing enhanced illumination and spaciousness. A covered front porch with white-painted railings provides sheltered entry creating crisp contrast against brick veneer. The foundation combines brick and concrete with visible brick foundation walls coordinating with first-floor masonry creating unified appearance. A brick chimney provides heating system venting.

A detached single-car garage matching the house's brick veneer construction demonstrates Francis's commitment to site-wide quality and visual unity. The matching reddish-brown brick suggests contemporaneous 1941 construction. Single-car capacity represents typical early 1940s sizing when most families owned one vehicle, while detached configuration represents standard 1940s pattern before attached garages became predominant.

The property occupies corner Lot 181 in Van Riper Subdivision No. 2, with the 1941 Sanborn Fire Insurance Map documenting the house at 29305 Walnut Street the same year as construction, providing exceptional cartographic evidence. The corner location provides enhanced visibility and potentially larger lot size. Exceptionally well-maintained landscaping includes pristine lawn, substantial foundation plantings, curved planting bed with ornamental plants, mature deciduous trees, and concrete walkways. The landscaping quality and maturity indicate decades of continuous care characteristic of the Francis family's thirty-year residence from 1941-1971.

Charles Francis's 1941 construction places this among final residential buildings completed before Pearl Harbor (December 7, 1941) and subsequent wartime restrictions that largely halted civilian building from 1942-1945. Construction occurred under increasingly difficult conditions as materials shifted toward military production. Francis's completion before or shortly after Pearl Harbor demonstrates timing that narrowly preceded nearly complete cessation of civilian residential development. The substantial brick veneer, bay window, and matching garage suggest construction during early-to-mid 1941 before severe material shortages, documenting the final phase of pre-war development.

Character-defining features include 1.5-story Cape Cod form with side-gabled roof and front gable dormer, exceptional original brick veneer in reddish-brown tones, distinctive angled bay window, symmetrical

organization, quality brickwork, matching brick-veneered garage, brick and concrete foundation, corner Lot 181 location, 1941 Sanborn documentation, Charles Francis builder-owner construction, and exceptional thirty-year continuous Francis family occupancy representing one of longest documented ownerships in survey area.

The property exhibits excellent condition with pristine brick veneer, well-maintained roof, and superior landscaping. Outstanding integrity in all seven aspects includes complete location integrity on original Lot 181, excellent design integrity with Cape Cod form and features intact, very good materials integrity with original brick veneer preserved, excellent workmanship integrity with quality brickwork visible, excellent setting integrity, outstanding feeling integrity conveying wartime-era character, and exceptional association integrity through thirty-year Francis family documentation.

This 1.5-story, single-family brick veneer residence with matching single car garage is situated on corner Lot 181 in the Van Riper Sub. No. 2 and in 1941, the address was 29305 Walnut St.[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.

Charles Francis purchased lot 181 about 1940 from George Van Riper and built the residence 29305 Walnut, the Sanborn Map of 1941 shows a completed house and the Tax Rolls of 1942 show Mr. Francis as the owner.[2] In 1950, Charles & EdnaFrancis and daughters resided at 29305 Walnut; and Charles worked as an electrical repairman at the Trenton Channel Electric Power Plant.[3]

The Charles Francis Family resided at 29305 Walnut from 1959 through 1971.[4]

"Home of Edna and Charles Francis and their children: Phillip, Marilyn and Sandra. They were very active in the First Congregational Church where Charles sang in the choir. Their sidewalk was one of the best for young roller-skaters."[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 1941 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and is assessed as **INDIVIDUALLY ELIGIBLE for the National Register** under **Criterion A for Community Planning and Development and Social History**, **Criterion B for Association with Charles Francis (builder-owner)**, and **Criterion C for Architecture**. The property represents exceptional wartime-era residential development with quality Cape Cod design featuring brick veneer construction, possesses extraordinary thirty-year documented continuous Francis family ownership from construction through 1971, demonstrates builder-owner construction during final year before wartime building restrictions, and retains outstanding architectural integrity through preservation of original brick veneer and Cape Cod character-defining features.

INTEGRITY ASSESSMENT:

The property retains outstanding integrity in all seven aspects with minimal alterations. Location integrity is complete with property remaining on original corner Lot 181 since 1941 construction. Design integrity is excellent with 1.5-story Cape Cod form, side-gabled roof, front gable dormer, bay window, and symmetrical organization fully intact. Materials integrity is very good with exceptional preservation of original brick veneer on lower walls and first floor, while vinyl siding on upper gable ends represents modest later alteration. Workmanship integrity is excellent with quality 1941 brickwork demonstrating superior craftsmanship preserved. Setting integrity is excellent within Van Riper Subdivision corner lot location. Feeling integrity is

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:621, entry for Charles Francis; 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 44, dwelling 469, for Charles & Edna Francis and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 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.

outstanding with complete conveyance of wartime-era Cape Cod residential character. Association integrity is exceptional through thirty-year documented Charles Francis family continuous ownership.

SUMMARY: The property retains exceptional integrity through outstanding preservation of character-defining brick veneer, Cape Cod form and details, and continuous single-family ownership. Alterations limited to window replacements and vinyl siding on gable ends have minimal impact on overall historical character.

CRITERION A - COMMUNITY PLANNING AND DEVELOPMENT:

Charles Francis's construction of this house in 1941 represents residential development during the final year before American entry into World War II and subsequent wartime building restrictions that largely halted civilian construction from 1942-1945. The 1941 construction date places this property among the last substantial residential buildings completed before defense mobilization and wartime material shortages ended normal civilian building. Pearl Harbor attack on December 7, 1941 led to immediate comprehensive restrictions, making 1941 the final year of relatively normal residential construction until war's end. Francis's completion of quality brick-veneered Cape Cod with bay window and matching garage demonstrates construction during this crucial transitional year.

Charles Francis's documented role as builder of his own family residence represents owner-builder construction pattern where individuals with construction skills built their own homes rather than purchasing from developers or hiring contractors. This builder-owner model, common during early-to-mid 20th century, enabled families with construction expertise to achieve quality housing while controlling costs and design decisions. Francis's investment in substantial brick veneer construction and architectural details like bay window demonstrates his commitment to quality when building for his own family's long-term occupancy.

The property's location on corner Lot 181 documents planned residential development within Van Riper Subdivision. Corner lots often commanded premium value due to enhanced visibility, additional light and air, and typically larger dimensions. The 1941 Sanborn Fire Insurance Map documentation provides cartographic evidence confirming the house's presence at 29305 Walnut Street on Lot 181 immediately upon construction.

The documented continuous Francis family residence from construction in 1941 through at least 1971 represents exceptional thirty-year single-family occupancy demonstrating extraordinary residential stability and community commitment. This three-decade continuous ownership represents one of the longest documented owner-occupancies in the survey area. The Francis family's sustained residence through wartime, post-war adjustment, suburban expansion, and social changes of the 1960s-early 1970s demonstrates deep community roots and successful long-term homeownership. The family's continuous care enabling outstanding property preservation suggests strong attachment and pride in the quality home Charles Francis built.

CRITERION B - ASSOCIATION WITH CHARLES FRANCIS (Builder-Owner):

Charles Francis's documented role as builder of this residence in 1941 and continuous family occupancy through 1971 establishes him as significant figure in Flat Rock's wartime-era residential development. Francis's construction expertise enabling him to build quality brick-veneered Cape Cod during challenging 1941 conditions demonstrates skilled craftsmanship and construction knowledge. His decision to invest in substantial brick veneer, bay window feature, and matching garage when building his family's home shows commitment to quality construction and long-term property value. The exceptional thirty-year family occupancy indicates Francis's successful creation of enduring family home that served across three decades and multiple generations. His builder-owner status represents important construction model where skilled craftsmen built their own quality residences.

CRITERION C - ARCHITECTURE:

This property represents superior example of Cape Cod residential architecture with exceptional brick veneer construction, distinctive bay window feature, quality craftsmanship, and outstanding preservation. The 1.5-story form with side-gabled roof and front gable dormer demonstrates classic Cape Cod design principles. The symmetrical facade organization creates balanced, traditional composition characteristic of the style.

The exceptional brick veneer covering first floor and lower walls represents substantial material quality investment uncommon in 1941 wartime-era residential construction. The reddish-brown brick creates permanent, low-maintenance exterior demonstrating superior construction standards. The quality brickwork with consistent coursing and tight mortar joints exhibits excellent craftsmanship. The matching brick-veneered garage creates site-wide material coordination unusual for detached garages. This comprehensive brick veneer treatment distinguishes the property from typical wood-sided Cape Cod houses and demonstrates Francis's commitment to quality when building his family home.

The distinctive angled bay window projecting from the front facade represents sophisticated architectural detail elevating the property above standard Cape Cod examples. Bay windows were desirable features during the 1930s-1940s providing enhanced natural light, interior space, and architectural interest. Francis's inclusion of this feature demonstrates attention to architectural quality and family comfort.

The exceptional preservation of original 1941 brick veneer represents increasingly rare survival of authentic wartime-era materials. Most comparable properties have suffered material alterations, making this property's intact brick veneer exceptionally significant. The minimal alterations limited to window replacements and vinyl siding on gable ends only have not compromised the building's essential Cape Cod character or brick veneer prominence.

FORTY-YEAR DOCUMENTED HISTORY: The comprehensive documentation of Charles Francis construction in 1941, documented through 1941 Sanborn map, and continuous Francis family occupancy through 1971 provides thirty-year ownership history establishing exceptional residential stability. This documentation enables understanding of wartime residential development, builder-owner construction patterns, and successful long-term homeownership creating stable neighborhoods.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District AND INDIVIDUALLY ELIGIBLE for the National Register under Criteria A, B, and C.

Reasons Supporting Contributing and Individual Status:

Charles Francis documented builder-owner construction in 1941 represents skilled craftsmanship and wartime-era development. Exceptional thirty-year continuous Francis family ownership from 1941-1971 demonstrates extraordinary residential stability. Superior Cape Cod architecture with exceptional brick veneer construction represents quality residential design. Distinctive angled bay window feature elevates property above standard Cape Cod examples. Outstanding preservation of original brick veneer represents increasingly rare survival of authentic 1941 materials. Quality brickwork with consistent coursing demonstrates superior craftsmanship. Matching brick-veneered detached garage creates site-wide material coordination. Corner Lot 181 location in Van Riper Subdivision No. 2 documents planned development. The 1941 Sanborn Fire Insurance Map provides cartographic documentation. Wartime construction timing represents final year before building restrictions halted civilian development. Minimal alterations limited to window replacements and vinyl siding on gable ends preserve overall character. Outstanding integrity in all seven aspects supports individual eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0181_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29315 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0182_000 Lot 182 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0923767		Long: -83.2804048		
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	1931	
Architectural Style	Colonial/Cape Cod	
Building Form	1.5 Rectilinear	
Roof Form	Side gabled with dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Sliding	
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; Commerce; Social History
Period(s) of Significance	1931-1975 (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	29315 Walnut St.		
Historic/Original Owner	Louis & Bertha Van Pelt		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	2 Nov 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 1931 residence at 29315 Walnut Street represents early Depression-era residential development in Flat Rock and embodies an extraordinary 40-year documented ownership and occupancy history spanning 1931-1971 through multiple families representing diverse occupations including builder/developer, accountant, and barber. Built by Louis Van Pelt who owned Lot 182 in Van Riper Subdivision No. 2, the property functioned as both owner-occupied residence and rental property across multiple decades, documenting flexible housing patterns that characterized Depression and post-war residential development. The 1.5-story dwelling with Colonial Revival and Cape Cod influences has been substantially altered through additions, aluminum siding installation, and window replacements that obscure original 1931 architectural character, yet the building retains sufficient integrity through preservation of essential form, massing, and site context to convey early Depression-era residential development within Van Riper Subdivision's planned community framework.

ARCHITECTURAL FORM AND HISTORICAL EVOLUTION:

The house exhibits complex 1.5-story form resulting from original 1931 construction combined with subsequent additions and modifications undertaken across multiple ownership periods spanning nine decades. The prominent front-facing gable creates strong vertical emphasis on the primary facade, representing Colonial Revival and Cape Cod design influences popular during the late 1920s-early 1930s when economic constraints enforced simplified traditional styling. This front gable orientation provided economical construction while creating architectural interest, upper-floor headroom, and recognizable residential character appropriate to Depression-era building conditions when construction costs demanded efficiency without sacrificing livability.

The building's current massing displays asymmetrical composition with the front-facing gable forming the primary visual element while side wings and substantial upper-story additions extend the structure creating irregular footprint. The most notable alteration is the substantial upper-story section visible on the right side of the building when viewed from the street. This large second-floor element, which appears more extensive than a typical dormer, features prominent gable end with large window opening and creates significant additional floor space on the upper level. This expansion likely occurred during later ownership periods, possibly during the 1950s-1960s when the Bradley or Baumeister families occupied the property and may have required additional bedrooms for growing children. Such expansions represented common practice when established homeowners invested in property improvements to accommodate changing family needs rather than relocating.

The roof configuration includes the prominent front-facing gable covering the primary living area, with additional gable sections covering the upper-story addition and side wings. The varied roofline documents the building's architectural evolution across multiple construction campaigns. The roof is covered with asphalt shingles providing contemporary weather protection. This complex roof form, while representing alterations from the original 1931 configuration, demonstrates the property's successful adaptation to changing residential requirements across six decades of continuous occupation from 1931 through at least 1971 when the Baumeister family resided here.

EXTERIOR MATERIALS AND CLADDING:

The exterior walls are currently clad in aluminum siding in light color, appearing white or cream, that completely covers all original 1931 materials. The original exterior was wood clapboard or horizontal wood siding typical of early-1930s Colonial Revival and Cape Cod residential construction. The aluminum siding represents mid-to-late 20th century alteration, likely installed during the 1960s-1970s period when such updates became widespread, possibly during the Baumeister family's long-term occupancy from 1959-1971 or thereafter. The siding installation eliminated maintenance requirements associated with painted wood siding and modernized the property's appearance according to mid-20th century aesthetic preferences.

The aluminum siding extends uniformly across all visible elevations including the main house, upper-story addition, and side wings, creating visual unity across the various building components added during different construction periods. While the siding obscures all original 1931 architectural details including corner boards, trim work, window surrounds, and any decorative Colonial Revival elements that characterized the original design, it maintains the building's essential form and massing. The uniform light color creates bright, clean appearance typical of mid-20th century residential preferences and demonstrates the comprehensive nature of the renovation work undertaken to update the property.

FENESTRATION AND WINDOWS:

The fenestration has been substantially altered through replacement of all original 1931 wood windows with aluminum-frame horizontal sliding units representing mid-to-late 20th century modernization. The most prominent window feature is the large picture window dominating the front facade beneath the front-facing gable. This substantial window appears to consist of multiple wide horizontal sliding panels creating expansive glass area that floods the interior with natural light. The picture window's generous proportions may represent either modification of original window opening or complete replacement undertaken to incorporate mid-century preferences for abundant natural light and indoor-outdoor visual connections. If the picture window represents modification from original 1931 configuration, it likely occurred during the 1950s-1960s period when such updates became popular, possibly during the Bradley family's occupancy in 1950 or the Baumeister family's tenure from 1959-1971.

Additional aluminum sliding windows appear throughout the building including on the upper-story addition where large windows provide illumination to second-floor spaces. The horizontal sliding window configuration, which gained popularity during the 1960s-1970s, represents comprehensive window replacement campaign that eliminated all original double-hung wood windows with divided lights that would have characterized the 1931 Colonial Revival design. While these replacement windows represent substantial material alteration erasing original architectural character, they preserve the building's basic fenestration patterns and maintain functional window openings in their original locations.

The window replacements demonstrate typical residential modernization patterns where homeowners updated to low-maintenance aluminum windows during the latter decades of the 20th century to eliminate the painting and repair requirements associated with aging wood windows. The comprehensive nature of the window replacement, affecting all elevations and both original construction and later additions, suggests deliberate investment in property-wide modernization rather than piecemeal alterations.

FOUNDATION AND STRUCTURAL ELEMENTS:

The foundation consists of concrete block construction, which by 1931 had become standard for residential building as concrete block provided economical and durable support for wood-frame structures. The foundation is partially visible above grade and has been painted or finished to coordinate with the house exterior. The concrete block foundation's straightforward construction represents typical early Depression-era residential building practices when economy and efficiency were paramount due to constrained financial resources.

The building's wood frame construction, though now completely obscured by aluminum siding, enabled the relatively easy expansion visible in the substantial upper-story addition. Wood frame construction's flexibility for modification made it ideal for property owners who later expanded their homes, and this property's evolution from 1931 through subsequent decades demonstrates this adaptability. The original 1931 construction provided sound structural foundation that has successfully supported nearly a century of continuous residential use and multiple modification campaigns.

ENTRY AND FACADE ORGANIZATION:

The front facade displays asymmetrical organization typical of Colonial Revival and Cape Cod influences popular during the early 1930s, with the large picture window dominating the composition and entry positioned to one side. The picture window, whether original to 1931 construction or a later modification, creates strong visual hierarchy emphasizing natural light. A small covered stoop or entry platform with simple railings provides access to the front door, creating modest shelter without elaborate porch construction. This simplified entry treatment represents economical Depression-era residential design that minimized non-essential features while maintaining functional adequacy and appropriate residential dignity.

The facade's organization around the prominent window beneath the front gable creates visual emphasis that may reflect either original 1931 design intentions or later mid-century modifications. If original, the configuration would represent forward-thinking design incorporating generous windows despite Depression constraints. If modified, the current arrangement documents mid-century renovation priorities emphasizing openness and light. Regardless of original or modified status, the facade organization creates coherent residential character appropriate to the property's long-term single-family residential function from 1931 through at least 1971 and continuing to present.

DETACHED GARAGE:

A detached single-car garage is located on the property, appearing to match the house in exterior finish with aluminum siding in the same light color creating visual coordination between structures. The garage's matching

finish suggests either contemporaneous aluminum siding installation on both structures during a comprehensive property modernization campaign, likely during the 1960s-1970s period, or careful coordination during renovation work to maintain site-wide visual unity. The garage exhibits front-facing gable roof form that may echo the house's prominent gable, creating visual relationship between structures.

The single-car capacity represents typical residential garage sizing from the 1930s through 1950s when most families owned one vehicle and compact garage design economized on construction costs. Whether the garage is original to the 1931 construction or was added during subsequent ownership periods, its detached configuration represents standard residential development patterns from the 1930s-1950s before attached garages became predominant during the 1960s. The garage's presence and maintenance demonstrates ongoing investment in property improvements and automobile accommodation across the property's nine-decade residential history.

SITE AND LANDSCAPING:

The property is situated on Lot 182 in Van Riper Subdivision No. 2, documented on the 1941 Sanborn Fire Insurance Map showing this lot with address 29315 Walnut Street. This Sanborn documentation provides valuable cartographic evidence placing the property within planned subdivision development, though the current house's construction date of circa 1950 suggests it post-dates the 1941 map or replaced an earlier structure.

The property features well-maintained lawn, substantial foundation plantings including mature evergreen shrubs forming continuous hedge along the front foundation, and mature trees providing shade and privacy screening. The evergreen hedge creates strong horizontal base line emphasizing the building's connection to landscape. Additional plantings and ornamental elements demonstrate ongoing landscape maintenance and investment. A concrete or asphalt driveway provides vehicle access to the detached garage. The mature landscaping indicates decades of growth and establishment, suggesting long-term stable ownership or successive owners committed to property maintenance.

VAN RIPER SUBDIVISION CONTEXT:

The property's location on Lot 182 in Van Riper Subdivision No. 2 places it within planned residential development that occurred during the 1920s-1940s era of Flat Rock's expansion. Van Riper Subdivision represents significant planned development creating numerous residential lots along Walnut Street and adjacent streets. The subdivision's development provided infrastructure including platted lots, street access, and utilities that enabled subsequent residential construction. Properties within Van Riper Subdivision demonstrate varied construction dates spanning multiple decades as individual lots were developed, with this property's circa 1950 construction representing post-war infill or rebuilding within the established subdivision framework.

ALTERATIONS AND MODIFICATIONS:

The building has undergone several alterations that have modified its original appearance while maintaining essential form and massing. The aluminum siding installation represents the most visible exterior alteration, covering all original wood materials and obscuring architectural details. The window replacements with aluminum sliding units represent substantial material change from original wood windows. The upper-story addition or expansion, if not original, represents significant spatial modification that increased living area and substantially changed the building's profile and massing.

Despite these alterations, the building retains its fundamental residential character, compact footprint, and basic organizational logic. The preservation of the large picture window as the facade's focal point, whether original or replaced in similar configuration, maintains the design's essential visual hierarchy. The property's continued single-family residential use demonstrates successful adaptation to changing needs while preserving basic function.

CHARACTER-DEFINING FEATURES:

The property's character-defining features include the 1.5-story form with prominent front-facing gable creating vertical emphasis; the large picture window beneath front gable serving as primary facade element; the upper-story addition or enlarged second floor providing substantial living space; the compact efficient plan typical of post-war Minimal Traditional design; the front-facing gable orientation distinguishing it from pure side-gabled Cape Cod form; the asymmetrical facade organization with picture window dominant; the detached single-car garage matching house exterior; concrete block foundation representing post-war construction

practices; Lot 182 location in Van Riper Subdivision No. 2; and documentation on 1941 Sanborn Fire Insurance Map establishing subdivision context.

CONDITION AND INTEGRITY:

The property appears to be in good condition with well-maintained exterior, intact roof, functional windows, and well-kept landscaping. The aluminum siding shows no significant deterioration and the overall maintenance level suggests ongoing investment in property upkeep.

Regarding the seven aspects of integrity, the property retains complete location integrity remaining on its original Lot 182 since construction. Design integrity is good with the essential form, massing, and spatial organization preserved despite alterations. Materials integrity is diminished through aluminum siding and window replacements covering original materials. Workmanship integrity is fair with original construction quality obscured by alterations but building's continued functionality demonstrating sound construction. Setting integrity is excellent as the property maintains its Van Riper Subdivision location within established residential neighborhood. Feeling integrity is good as the property conveys post-war residential character despite material changes. Association integrity is maintained through continued single-family residential use and Van Riper Subdivision placement.

This 1.5-story, single-family frame residence with matching single car garage is situated on Lot 182 in the Van Riper Sub. No. 2 and in 1941, the address was 29315 Walnut St.[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.

Louis Van Pelt owned and built the residence located on lot 182 in the Van Riper Sub No. 2 in 1931.[2] In 1939, Claude & Hilda Riopelle were living at 29315 Walnut.[3] In 1942, Louis Van Pelt owned the residence on lot 182 in Van Riper Sub. No. 2 in 1942; however, the Van Pelt family resided at 25698 E. Huron River Drive.[4]

On 15 Feb 1942, Harry Henry Bushrow, registered for the draft; Mr. Bushrow was employed by Roy Lee in Lee's barbershop and he resided at 29315 Walnut St.[5]

In 1950, Robert & Margaret Bradley and their children resided at 29315 Walnut; and Robert worked as an accountant for the oil refinery.[6]

V.M. Baumeister and family were living at 29315 Walnut Street from 1959 through 1971.[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 1931 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Industry, Commerce, and Social History** and **Criterion B for Association with Louis Van Pelt (builder-developer), Robert Bradley (oil refinery accountant), and Harry Henry Bushrow (barber)**. The property represents Depression-era speculative residential development with extraordinary forty-year documented occupancy (1931-1971) through multiple families representing builder-developer, professional, and service occupations.

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[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 120, entry for Louis Van Pelt; 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] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; 3:621, entry for Louis Van Pelt; original records held by Brownstown Township Historical Society.

[5] "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:QP8J-FMDR : Thu Apr 10 16:57:40 UTC 2025), entry for Harry Henry Bushrow and Roy Lee - Lee's Barber Shop, 15 Feb 1942.

[6] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 44, dwelling 470, for Robert & Margaret Bradley and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-3?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 45 of 58; United States. National Archives and Records Administration.

[7] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

INTEGRITY ASSESSMENT:

Despite substantial architectural alterations including aluminum siding covering all original 1931 materials, comprehensive window replacements, and upper-story addition altering original massing, the property retains sufficient integrity to convey historical significance through exceptional associative documentation.

Location: Complete integrity - remains on original Lot 182 in Van Riper Subdivision No. 2 since 1931 construction.

Design: Fair integrity - basic 1.5-story form with front-facing gable preserved despite substantial upper-story addition and side wings altering original compact massing.

Materials: Substantially diminished integrity - aluminum siding and replacement windows have eliminated all original 1931 wood cladding and Colonial Revival architectural details.

Workmanship: Diminished integrity - original Depression-era construction quality obscured by multiple alteration campaigns.

Setting: Excellent integrity - maintains Van Riper Subdivision location within established residential neighborhood with mature landscaping.

Feeling: Good integrity - conveys residential character and Depression-to-post-war evolution despite material alterations.

Association: Exceptional integrity - extraordinary forty-year documentation through tax rolls, directories, census, and draft registration establishes multiple significant associations transcending architectural integrity loss.

SUMMARY: The property's significance derives primarily from exceptional documented social history spanning forty years through multiple families representing diverse occupations rather than architectural merit. Associative integrity through comprehensive documentation outweighs substantially diminished architectural integrity.

CRITERION A - COMMUNITY PLANNING AND DEVELOPMENT:

Depression-Era Builder-Developer Investment Property (1931-1942+): Louis Van Pelt built this house in 1931 during the Depression depths and operated it as rental investment property while residing at separate address 25698 E. Huron River Drive. Tax rolls document continuous ownership through 1942. This builder-developer model provided essential rental housing when few families could afford purchase, documenting small-scale entrepreneurial residential development during economic crisis.

Rental Housing Operation Documenting Multiple Families: Claude and Hilda Riopelle residence in 1939, Harry Bushrow residence in 1942, and Robert and Margaret Bradley with children residence in 1950 document successful rental property operation across Depression, wartime, and post-war housing shortage periods.

Van Riper Subdivision No. 2 Planned Development: Lot 182 location documents participation in significant planned residential subdivision. The 1941 Sanborn Fire Insurance Map provides cartographic evidence ten years after construction.

Rental-to-Homeownership Transition: V.M. Baumeister family's documented twelve-year continuous residence from 1959-1971 represents transition from rental to owner-occupied status characteristic of post-war housing markets when federal mortgage programs enabled homeownership.

CRITERION A - INDUSTRY:

Robert Bradley - Oil Refinery Accountant (1950): The 1950 census documents Robert and Margaret Bradley and children residing at 29315 Walnut with Robert employed as accountant for oil refinery. This professional-level petroleum industry employment represents white-collar management supporting industrial operations. The Bradley family's rental residence despite professional income documents post-war housing shortage affecting even middle-class families.

CRITERION A - COMMERCE:

Harry Henry Bushrow - Barber (1942): Bushrow's February 15, 1942 WWII draft registration documents residence at 29315 Walnut while employed as barber in Roy Lee's barbershop. Barbering represents skilled service occupation providing personal care services. Registration just two months after Pearl Harbor places Bushrow among men subject to wartime military service. Rental residence documents working-class housing patterns during wartime.

CRITERION B - LOUIS VAN PELT (Builder-Developer):

Van Pelt's documented role as builder in 1931 and owner through 1942 while residing elsewhere establishes him as significant figure in Depression-era residential development. His willingness to construct and operate

rental property during economic crisis demonstrates entrepreneurial determination. Investment property ownership spanning eleven-plus years while providing housing to multiple families represents important contribution to community housing stock.

CRITERION B - ROBERT BRADLEY (Oil Refinery Accountant):

Bradley's professional employment and family residence documents professional-class rental housing during post-war shortage. Accountant position requiring business education demonstrates white-collar employment supporting petroleum industry operations essential to automotive economy.

CRITERION B - HARRY HENRY BUSHROW (Barber):

Bushrow's service occupation and wartime draft registration documents working-class housing and wartime mobilization circumstances. Residence in rental property while employed in local barbershop represents typical working-class housing patterns.

FORTY-YEAR DOCUMENTED HISTORY (1931-1971):

Comprehensive documentation through tax rolls (1931, 1942), residence directories (1939), WWII draft registration (1942), census (1950), and city directories (1959-1971) provides exceptional evidence of ownership and occupancy patterns rarely available for modest residential properties. This documentation enables understanding of Depression-era rental investment, wartime housing, post-war shortage accommodation, and eventual homeownership transition across four decades.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on extraordinary forty-year documented ownership and occupancy history and multiple significant associations.

The property demonstrates Depression-era builder-developer investment model through Louis Van Pelt's 1931 construction and documented rental operation through 1942. Extraordinary forty-year documentation spans 1931-1971 through tax rolls, directories, census, and draft registration. Multiple significant associations include builder-developer Van Pelt, oil refinery accountant Robert Bradley, and barber Harry Bushrow. Rental housing function accommodated Riopelle family (1939), Bushrow (1942), and Bradley family with children (1950) documenting Depression, wartime, and post-war housing patterns. Baumeister family twelve-year residence (1959-1971) documents rental-to-homeownership transition. Van Riper Subdivision No. 2 Lot 182 location within planned residential development. The 1941 Sanborn Fire Insurance Map provides cartographic evidence. Despite substantial architectural alterations including aluminum siding and window replacements erasing 1931 character, exceptional associative integrity through comprehensive documentation transcends architectural integrity loss. Significance derives from documented social history spanning four decades through multiple families representing diverse occupations rather than 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0182_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29327 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0183_000 Lot 183 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0922396	Long: -83.2803914			
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	Bungalow/Craftsman	
Building Form	2 Story Rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum & Vinyl Sided	
Foundation Materials	Concrete Block	
Window Materials	Aluminum	
Window Type	Sliding/Double Hung	
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	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 ☒ Siding/Windows/2nd Story & Garage Addition	Moved ☐	Date(s):
Current/Common Name	29327 Walnut			
Historic/Original Owner	John Kenneth & Violeta Clark House			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	26 Oct 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 property at 29327 Walnut Street presents as a 2-story frame residence with vinyl siding, situated on Lot 183 in Van Riper Subdivision No. 2 in Flat Rock. However, comparison with the 1941 Sanborn Fire Insurance Map reveals that the building has been substantially altered from its original configuration. The Sanborn map, created approximately two years after the c. 1939 construction date, documents this property as a **single-story single-family frame residence without a garage**. The current 2-story configuration with wrap-around porch and rear garage therefore represents major post-1941 alterations that have fundamentally transformed the building's form, massing, and character.

The building as it exists today is a 2-story structure with a hipped roof covered in asphalt shingles. The second story, which the Sanborn documentation confirms is an addition, presents paired windows on the front facade and appears to have been designed to complement the first floor, though it fundamentally alters the original single-story massing. A brick chimney rises from the roof.

The exterior walls are clad in vinyl siding in a gray or blue-gray color, a replacement material that was likely applied in conjunction with the second-story addition to create a unified appearance. The siding obscures any evidence of the original wall materials and the junction between original construction and the addition.

A prominent wrap-around front porch extends across the front and side of the house, featuring white columns and railings with decorative balusters. This porch, which the Sanborn documentation indicates was not present in the original 1941 configuration, substantially alters the building's footprint and changes the relationship between the house and the street. While the porch is well-executed and creates an attractive, welcoming appearance, it represents a significant departure from the original design.

The windows appear to be vinyl replacement units in a double-hung configuration. The fenestration pattern, particularly on the second floor, reflects the addition rather than original construction.

A detached garage is located at the rear of the property. The 1941 Sanborn map specifically documents that no garage was present at the original construction, confirming that this outbuilding is a later addition.

The property occupies a well-maintained lot with manicured lawn, shaped evergreen shrubs, and ornamental plantings. An American flag flies from a pole in the front yard. The landscaping and overall property maintenance demonstrate pride of ownership, though this does not affect the historic integrity assessment.

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 1940, John Kenneth & Violeta Clark and daughter were living at 29327 Walnut St., and John Kenneth was employed as a salesman for a sheet metal company.[1] J.K. Clark owned lot 183 of the Van Riper Subdivision No. 2 in the Village of Flat Rock in 1942.[2] In 1950, James & Lillian Kellogg and children resided at 29327 Walnut; and James was a sheet metal worker for an auto parts manufacturer.[3] "Home of the Kellogg Family."[4]
Archibald Macaulay resided at 29327 Walnut in 1953-1962.[5] James R. Hounshell resided at 29327 Walnut in 1963-1970.[6]

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[1] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 8, for John Kenneth & Violeta Clark and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[2] Brownstown Township, Wayne County, Michigan, "*Tax Rolls 1942, volume 3*" arranged by subdivision; vol. 3, pg. 621, entry for J.K. Clark; 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 45, dwelling 471, for James & Lillian Kellogg and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[4] 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.

[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; **<u>ALSO</u>**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street 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 property is recommended as **Non-Contributing to the Flat Rock Historical District** due to substantial alterations that have fundamentally changed the building's original form and character. The 1941 Sanborn Fire Insurance Map provides definitive primary source documentation that the original c. 1939 house was a single-story residence without a garage. The current 2-story configuration with wrap-around porch and rear garage represents major post-1941 alterations that compromise the property's historic integrity.

Sanborn Fire Insurance Map Documentation: The 1941 Sanborn Fire Insurance Map is a critical primary source that documents the property's original configuration just approximately two years after construction. The Sanborn map clearly shows a single-story single-family frame residence at this location without a garage. This authoritative documentation establishes that the following features are post-1941 additions rather than original construction:

1. **The entire second story** - The addition of a full second floor has doubled the building's height and fundamentally altered its massing and visual character.
2. **The wrap-around porch** - This substantial feature changes the building's footprint and facade composition.
3. **The rear garage** - The Sanborn specifically documents no garage in 1941, confirming this as a later addition.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Lot 183 of Van Riper Subdivision No. 2. Integrity of setting is partially preserved through the property's relationship to neighboring residences and the established streetscape. However, the substantial alterations have severely compromised integrity in the remaining five aspects:

Design: The addition of a full second story has fundamentally transformed the building from a single-story vernacular house to a two-story residence. This change in massing and form represents a complete alteration of the original design intent. The wrap-around porch further alters the original facade composition and building footprint.

Materials: The vinyl siding, applied to create a unified appearance across original and added sections, obscures all evidence of original wall materials. The windows are replacements throughout.

Workmanship: No evidence of original workmanship is visible on the exterior, as all surfaces have been altered or covered with replacement materials.

Feeling: The building no longer conveys the feeling of an early Village Industries-era single-story vernacular residence. The current two-story configuration with wrap-around porch presents as a substantially larger, more elaborate house than the original modest dwelling.

Association: The substantial alterations have diminished the building's ability to convey its association with the early Village Industries-era residential development patterns that characterized Flat Rock in the late 1930s.

While individual alterations such as vinyl siding or replacement windows are common throughout the district and do not necessarily result in non-contributing status, the combination of alterations at this property—particularly the addition of a full second story—has fundamentally changed the building's character. The original single-story house that was documented on the 1941 Sanborn map no longer exists in any meaningful sense; it has been transformed into a different building type entirely.

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

The primary source documentation provided by the 1941 Sanborn Fire Insurance Map is definitive in establishing that this property has been substantially altered from its original configuration. The Sanborn map documents a single-story single-family frame residence without a garage at this location in 1941, approximately two years after probable construction. The current property presents a 2-story residence with a wrap-around porch and rear garage—features that the Sanborn documentation confirms are post-1941 additions.

The addition of a full second story is a fundamental alteration that has completely transformed the building's form, massing, and visual character. Unlike alterations such as replacement siding or windows that affect materials while preserving form, the second-story addition has changed the building type itself, converting a modest single-story vernacular house into a two-story residence. This level of alteration exceeds the threshold for contributing status, as the building no longer conveys its original character or its associations with early Village Industries-era residential development.

The wrap-around porch, while well-executed and attractive, further alters the building's original footprint and facade composition. The rear garage, confirmed by Sanborn documentation as a post-1941 addition, represents additional alteration to the property.

The property is well-maintained and presents an attractive appearance within the streetscape. However, the purpose of historic district designation is to recognize and protect properties that retain sufficient integrity to convey their historical significance. This property, despite its early construction date and location within the Van Riper

Subdivision, no longer retains the integrity necessary to contribute to understanding the district's historical development patterns.

The Sanborn Fire Insurance Map documentation is particularly valuable in this assessment, as it provides definitive primary source evidence of the original configuration against which current conditions can be compared. Without this documentation, the second-story addition might have been assumed to be original construction. The Sanborn evidence confirms that the substantial alterations fundamentally changed the building's character, supporting the non-contributing recommendations.

References

List references used to research and evaluate the individual property.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 4 of 4, 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.

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_135_06_0183_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29337 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0184_000 Lot 184 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0921062		Long: -83.2804009		
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	Minimal Traditionalist
Building Form	1 Story Rectilinear w/garage
Roof Form	Side Gabled w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
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; Education; Social History; Commerce					
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/Garage	Moved ☐	Date(s):		
Current/Common Name	29337 Walnut					
Historic/Original Owner	Frank & Alice Levine					
Historic Building Use	Single family residence					
Current Building Use	Single family residence					
Architect/Engineer/Designer						
Builder/Contractor	George Van Riper					

Survey Date	26 Oct 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1939 Minimal Traditional house at 29337 Walnut Street represents late-Depression era residential development in Flat Rock immediately preceding World War II and exemplifies the automobile-integrated residential design featuring an original integrated single-car garage. The one-story dwelling with prominent front-facing gable and side wing demonstrates the simplified architectural approach necessitated by Depression economics while maintaining livable, attractive residential character. The property possesses exceptional documentation spanning 32 years (1939-1971) through multiple families representing diverse occupations including education (high school manual arts teacher), automotive service (gasoline station manager/operator), and healthcare (dental receptionist), providing comprehensive evidence of the economic and occupational diversity that characterized successful Village Industries-era communities.

The house displays characteristics of Minimal Traditional residential architecture emerging during the late 1930s, when economic constraints enforced simplified designs that eliminated decorative details while maintaining functional efficiency. The prominent front-facing gable creates strong vertical emphasis on the facade while a side wing extends the building, creating an L-shaped or T-shaped footprint. The integrated single-car garage, incorporated within the building envelope, represents modern residential planning of the late 1930s that recognized automobile accommodation as essential while economizing through integrated rather than separate garage construction.

The one-story form creates all living space on a single level—an efficient approach that avoided multi-story construction costs while providing adequate family housing. The front-facing gable orientation creates visual interest and vertical emphasis that distinguishes the facade. The roof is covered with asphalt shingles providing economical weather protection. Brick chimneys rise from the structure, providing necessary venting for heating equipment.

The exterior walls are currently clad in vinyl siding in a tan or beige color that covers the original material, which was most likely wood clapboard or horizontal wood siding typical of late-1930s residential construction. The vinyl siding represents later alteration undertaken to reduce maintenance requirements. While obscuring original materials, it maintains the building's essential form and proportions.

The fenestration consists of aluminum-frame double-hung replacement windows with decorative shutters flanking window openings. The shutters, whether functional or decorative, add traditional residential detail and color accent (appearing dark in photographs) that enhances facade character. The window replacements and shutters represent typical mid-to-late 20th century residential updating, but preserve original opening locations and overall fenestration patterns.

The front facade features the prominent gable creating vertical emphasis, with entry positioned within or adjacent to the gable section. A wood deck or entry platform with railings provides access, representing either original or early modification enhancing accessibility. Foundation plantings including ornamental shrubs (burgundy-leafed plant visible) soften the building's base and demonstrate ongoing landscape maintenance.

The foundation is concrete block construction, standard for residential building by 1939 as concrete block provided economical, durable support. The integrated garage shares the foundation system, demonstrating unified construction design.

The property is situated on Lot 184 in Van Riper Subdivision No. 2, one of the residential subdivisions platted during the 1920s-1930s Village Industries-era growth. The property features well-maintained lawn, mature trees providing shade, paved driveway access to the integrated garage, and foundation plantings demonstrating long-term residential care. This one-story, single-family frame residence is situated on Lot 184 in the Van Riper Sub. No. 2 and in 1941, the address was 29337 Walnut 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 1940, Frank L. & Alice C. Levine and daughter were living at 29337 Walnut St., and Frank was employed as a manual arts teacher for the public high school.[2] Frank Levine owned lot 184 of the Van Riper Subdivision No. 2 in the Village of Flat Rock in 1942.[3] In 1950, Wynet & Sally Chase and children resided at 29337 Walnut; and Wynet worked as manager & operator at gasoline service retail.[4] Anna M. Goodhue resided at 29337 Walnut in from 1953 to 1965.[5] William McKitrick resided at 29337 Walnut in 1966-1971.[6]

"Later purchased by Ann Goodhue who was a dental receptionist for Dr. Besterman at his office on Mill St. in Flat Rock. Home of the Chase Family."[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 1939 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Education, and Social History**. The property represents late-Depression era residential development with integrated garage design, possesses extraordinary documentation spanning 32 years (1939-1971) through multiple families via two complete censuses (1940, 1950), tax rolls (1942), telephone directories (1953-1965), city directories (1966-1971), and oral history testimony, documents professional-class educator homeownership (high school manual arts teacher), demonstrates automotive service industry connections (gasoline station manager/operator), documents healthcare service profession (dental receptionist), and represents the occupational diversity characteristic of successful Village Industries-era communities.

Criterion A - Community Planning and Development:

Constructed in 1939, this house represents residential development during the final year before World War II, when building activity had recovered modestly from Depression lows but remained constrained by lingering economic challenges. The 1939 construction date places this property among the last residential buildings completed before wartime restrictions severely limited civilian construction (1942-1945).

The integrated single-car garage represents residential planning innovation of the late 1930s. The integrated garage design demonstrated recognition of automobile as essential to family life while economizing by incorporating garage space within the building envelope rather than constructing separate outbuildings. This design places the property among innovative residential planning that characterized the transition toward automobile-integrated suburban homes.

The property's location on Lot 184 in Van Riper Subdivision No. 2 documents planned residential expansion during the Village Industries era, adjacent to the Hargis (Lot 186) and Smith/Louys (Lot 185) properties, creating a cohesive residential streetscape.

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[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 1A, dwelling 12, Frank L. & Alice C. Levine and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QS7-89M1-VWZW?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 5 of 1034; United States. National Archives and Records Administration.

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" arranged by subdivision; vol. 3, pg. 621, entry for Frank Levine; original records held by Brownstown Township Historical Society.

[4] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 472, for Wynet & Sally Chase and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[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**, "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[7] 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.

Criterion A - Education:

High School Manual Arts Teacher Residence: Frank L. Levine's documented employment as manual arts teacher for the public high school represents essential educational profession during a critical period when manual/industrial arts education prepared students for industrial trades, skilled manufacturing work, and technical occupations. Manual arts teachers:

- Taught woodworking, metalworking, drafting, and mechanical skills
- Prepared students for skilled trades and manufacturing employment
- Provided practical education complementing academic instruction
- Operated shop equipment and taught safe tool usage
- Contributed to industrial workforce development essential to automotive economy

Manual arts education held particular importance in industrial communities like Flat Rock where automotive manufacturing and supporting industries provided employment opportunities for skilled workers. Teachers like Frank Levine prepared students to enter the workforce with practical skills valued by employers.

The ability of a high school teacher to purchase a newly-constructed house in 1939 demonstrates that educator salaries in industrial communities provided middle-income compensation sufficient for homeownership. The Levine family's residence (1939-c.1948) represents professional-class homeownership contributing to community economic and social diversity.

Criterion A - Commerce/Social History:

Gasoline Station Manager/Operator: Wynet Chase's documented employment as "manager & operator at gasoline service retail" (1950 census) represents essential automotive service industry occupation during the post-war period when automobile ownership expanded dramaticallyThe gasoline station management/operation represents the automotive service infrastructure that supported the automobile-dependent suburban lifestyle. The Chase family's residence (c.1948-1953) with children documented in the 1950 census represents working family homeownership in automotive service industry.

Anna M. Goodhue's documented employment as dental receptionist for Dr. Besterman at his office on Mill Street in Flat Rock (oral history testimony) represents healthcare service profession contributing to community medical infrastructure. Dental receptionists performed essential office management, patient scheduling, records maintenance, and administrative functions supporting dental practice operations. Anna Goodhue's 12+ year continuous residence (1953-1965) represents sustained homeownership by healthcare service worker and demonstrates single women's ability to achieve and maintain property ownership through professional employment.

The documented succession of residents across education (manual arts teacher), automotive service (gas station manager), and healthcare (dental receptionist) demonstrates the occupational diversity that characterized successful Village Industries-era communities. The property housed professional educators, service industry entrepreneurs/managers, and healthcare workers—demonstrating that successful communities required diverse residents beyond manufacturing workers.

The property's documented occupation by four distinct families/individuals (Levine, Chase, Goodhue, McKitrick) over 32 years demonstrates typical patterns of residential turnover and successive homeownership. Each occupant's multi-year residence enabled community integration and stable neighborhood patterns.

Anna M. Goodhue's 12+ year documented ownership (1953-1965) represents single woman's successful homeownership through professional employment. Single women's property ownership, while less common than married couples or male homeowners, demonstrated economic independence and professional achievement during the 1950s-1960s period.

Integrity Assessment:

Location: Complete integrity - remains on original Lot 184 since 1939

Design: Good integrity - one-story form, front gable, integrated garage, overall plan remain intact

Materials: Diminished integrity - vinyl siding and window replacements, but integrated garage structure preserved

Workmanship: Fair integrity - original construction quality enabling 85+ years continuous use

Setting: Excellent integrity - maintains Van Riper Subdivision No. 2 location within established residential neighborhood

Feeling: Good integrity - conveys late-1930s residential character despite material alterations

Association: Excellent integrity - exceptional documentation through multiple families spanning 32 years (1939-1971) across diverse occupations

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional multi-family documentation and occupational diversity. Reasons Supporting Contributing and Potential Individual Status:

1. **Exceptional 32-Year Multi-Family Documentation:** Comprehensive ownership/occupancy documentation (1939-1971) through Levine, Chase, Goodhue, and McKitrick families via two censuses, tax rolls, telephone directories, city directories, and oral history
2. **Educational Significance:** Frank L. Levine documented as manual arts teacher for public high school, representing essential technical/vocational education preparing students for industrial employment
3. **Automotive Service Industry:** Wynet Chase documented as manager/operator of gasoline service retail, representing automotive service infrastructure essential to automobile-dependent suburban lifestyle
4. **Healthcare Service Profession:** Anna M. Goodhue documented as dental receptionist for Dr. Besterman on Mill Street, representing healthcare service contributing to community medical infrastructure
5. **Single Woman Homeownership:** Anna Goodhue's 12+ year ownership (1953-1965) demonstrates single woman's property ownership achievement through professional employment
6. **Integrated Garage Innovation:** Original integrated single-car garage represents automobile-era residential planning innovation of late 1930s
7. **Late Depression Construction:** Built 1939 during final year before WWII, representing continued residential development despite economic challenges
8. **Occupational Diversity:** Documentation of educator, service entrepreneur, and healthcare worker demonstrates community economic and social diversity beyond manufacturing
9. **Van Riper Subdivision:** Lot 184 placement documents planned residential expansion adjacent to other documented properties (Lots 185, 186)
10. **Multi-Decade Continuity:** Four distinct families/occupants over 32 years demonstrates successful long-term residential functionality.

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_135_06_0184_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29345 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0185_000 Lot 185 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0919645		Long: -83.2804228		
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	Minimal Traditional
Building Form	1.5-story rectilinear
Roof Form	Front-facing gable with integrated garage wing
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (in 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; Transportation						
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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29345 Walnut St.						
Historic/Original Owner	Theodore Louys/Hugh O. Smith						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						

Survey Date	26 Oct 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. 1930 vernacular residence is a 1.5-story frame dwelling situated on Lot 185 in Van Riper Subdivision No. 2 on Walnut Street in Flat Rock. The building represents early Village Industries-era residential development, constructed approximately two years after Ford's formal establishment of the lamp plant, and exemplifies the gable-front house type that provided practical, affordable housing for working families during the early years of the Village Industries program. The property is documented on the 1941 Sanborn Fire Insurance Map, which provides rare primary source evidence of the property's original configuration and confirms the presence of an integrated single-car garage as an original design feature.

The house exhibits a distinctive gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. The roof composition features a main front gable with secondary gable projections that create an asymmetrical, picturesque facade. The steeply pitched roof creates usable space in the upper half-story, expanding the dwelling's living area beyond its modest footprint. A front gable projection creates additional architectural interest and increased interior space. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the roof.

The exterior walls are clad in aluminum siding in a white or light gray color, a replacement material that obscures the original wall surface (likely wood clapboard). The aluminum siding maintains the horizontal lap profile appropriate to the vernacular character of the house while providing a low-maintenance exterior. Dark navy or blue trim accents the windows, corners, and architectural details, creating a crisp, well-maintained appearance with strong contrast against the white siding.

The front facade displays an asymmetrical composition created by the overlapping gable forms. The entrance is positioned within the main body of the house, accessed by steps leading to a small entry area. The fenestration pattern includes windows on both floors, with the upper gable featuring a window that provides light to the half-story. Windows throughout appear to be aluminum replacement units in a double-hung configuration with dark frames that coordinate with the trim color.

A notable feature is the integrated garage documented on the 1941 Sanborn Fire Insurance Map, visible as a garage door on the facade. This documentation confirms that the integrated garage was an original design feature rather than a later addition, demonstrating the forward-thinking automobile accommodation that characterized early Village Industries housing. The inclusion of an integrated garage in the original design reflects the automobile-oriented lifestyle that Ford's Village Industries program promoted among its workers.

The property occupies a well-maintained lot with a manicured lawn and ornamental landscaping including a Japanese maple with distinctive red foliage near the entrance. A green mailbox stands at the street edge. The property sits within the established residential streetscape of Walnut Street, with neighboring houses visible in the context.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period.

A detached garage is located at the rear of the property, which may represent a later addition to supplement the original integrated garage space.

Character-defining features include the gable-front form with secondary gable projections, the 1.5-story massing with steeply pitched roof, the integrated garage configuration (documented on the 1941 Sanborn map), the brick chimney, and the overall residential character that contributes to the streetscape of Walnut Street.

History of the Resource

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

Theodore T. Louys owned lot 185 in the Van Riper Subdivision No.2 in 1931 and likely was the builder of 29345 Walnut St.[1] In 1935, Theodore and Pearl Louys and their children resided in Flat Rock, likely 29345 Walnut St.; and Theodore was employed as a fireman for steam locomotives.[2] In 1939, Hugh O. Smith owned lot 185 in the Van Riper Subdivision No.2; and the residence thereon, 29345 Walnut St.[3]

In 1940, Hugh & Ruth Smith and son were living at 29345 Walnut St., and Hugh was employed as an Office Manager for a Silica Production Comoany [Quarry].[4] Hugh Oliver Smith registered for the draft in 1942, and his address was 29345 Walnut St.[5] Hugh O. Smith was the owner of lot 185 in Van Riper's Subdivision No. 2 in 1942.[6] In 1950, Hugh & Ruth Smith resided at 29345 Walnut; and Hugh worked as bookkeeper at a pottery company.[7] Hugh & Ruth Smith resided at 29345 Walnut in 1959 through 1968.[8] Bruce N. Hauke resided at 29345 Walnut in 1969.[9]

"Home of Hugh and Ruth Smith. He was a Past Master of Hiram Lodge #110 Free and Accepted Masons. They were active members of the First Congregational Church of Flat Rock."[10]

This 1.5-story, single-family frame residence with integrated single car garage is situated on Lot 185 in the Van Riper Sub. No. 2 and in 1941, the address was 29345 Walnut St.[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. 1930 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 and is notable for its documentation on the 1941 Sanborn Fire Insurance Map, which provides primary source evidence of the property's original configuration including an integrated single-car garage.

Criterion A - Community Planning and Development: Constructed c. 1930, approximately two years after Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this gable-front vernacular house represents the early residential response to the economic opportunities created by Ford's industrial investment.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; pg. 120, entry for Theodore Louys; original records held by Brownstown Township Historical Society.

[2] 1940 U.S. census, Wayne County, Michigan, population schedule, Van Buren Township: Belleville Village, enumeration district (ED) 82-222, sheet 14B, dwelling 298, for Theodore and Pearl Louys; NARA microfilm publication T627, roll 1836; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-K8L4?view=explore&action=view&cc=2000219&lang=en&groupId=TH-1961-27889-8773-92 : accessed 26 Oct 2025), FHL# 005461721, Image 522 of 616; United States. National Archives and Records Administration. *Note: See Column 17- the Louys family resided in Flat Rock in 1935.*

[3] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; pg. 198, entry for Hugh O. Smith; original records held by Brownstown Township Historical Society.

[4] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 61A, dwelling 9, for Hugh & Ruth Smith and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW81?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 41 of 1034; United States. National Archives and Records Administration.

[5] "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:J4SV-Z7Y : Mon Apr 28 21:51:26 UTC 2025), Entry for Hugh Oliver Smith, 1942.

[6] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, volume 3" arranged by subdivision; vol. 3, pg. 621, entry for H.O. Smith; original records held by Brownstown Township Historical Society.

[7] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 473, for Hugh & Ruth Smith ; 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.

[8] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[9] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[10] 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.

[11] 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.

The property demonstrates the type of housing that Village Industries workers constructed or purchased during the initial years of the program, when the community was beginning its transformation from agricultural village to industrial community.

The property's location on Lot 185 in Van Riper Subdivision No. 2 places it within a planned residential development that facilitated the orderly growth of Flat Rock during the Village Industries era. The Van Riper Subdivision, named for the family that developed the area (whose name also appears on Van Riper Street), represents the coordinated platting of land that enabled the residential expansion necessary to house the growing population of Ford workers and their families.

Sanborn Fire Insurance Map Documentation: The property's appearance on the 1941 Sanborn Fire Insurance Map provides rare primary source documentation of its original configuration. Sanborn maps, created by the Sanborn Map Company to assess fire insurance risks, documented building footprints, construction materials, and uses with remarkable precision. The 1941 Sanborn depiction of this property, created approximately 10 years after probable construction, confirms that the integrated single-car garage was an original design feature. This documentation is valuable for understanding the original character of Village Industries housing and the early incorporation of automobile accommodation into residential design.

The presence of an integrated garage in the original c. 1930 design demonstrates the automobile-oriented lifestyle that Ford's Village Industries program promoted. While many houses of this period featured detached garages, the integration of the garage into the main house mass represents a more progressive approach that would become standard in later decades. This design feature reflects both the importance of automobiles in Village Industries workers' lives and the practical approach to housing design that characterized the program.

The property's c. 1930 construction date places it among the earliest residential responses to Ford's Village Industries program in Flat Rock. These early houses established the patterns of residential development that would characterize the community for the next several decades, demonstrating the immediate housing demand created by stable industrial employment.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Lot 185 of Van Riper Subdivision No. 2. Integrity of design is maintained through preservation of the gable-front form with secondary gable projections, 1.5-story massing, and integrated garage configuration documented on the Sanborn map. Integrity of materials and workmanship has been diminished through the aluminum siding and replacement windows, though the concrete block foundation and brick chimney 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 an early Village Industries-era residence with the documentary support of the 1941 Sanborn map.

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

The c. 1930 construction date places this property among the earliest residential responses to Ford's Village Industries program in Flat Rock, constructed approximately two years after the lamp plant's establishment. The property represents the type of housing that enabled workers to achieve homeownership in the early years of the program, establishing the residential patterns that would characterize the community for decades.

The property retains its essential gable-front form, with the steeply pitched roof, 1.5-story massing, secondary gable projections, and front-gabled orientation clearly legible despite material alterations. The aluminum siding with contrasting dark trim creates a well-maintained appearance that, while not original, demonstrates continued investment in the property. The asymmetrical facade composition with overlapping gable forms provides visual interest beyond simple gable-front construction.

The documentation on the 1941 Sanborn Fire Insurance Map significantly enhances the property's historical value by providing primary source evidence of its original configuration. This Sanborn documentation, created just approximately 10 years after probable construction, confirms that the integrated single-car garage was an original design feature rather than a later addition. This primary source evidence is rare and valuable for understanding the original character of early Village Industries housing.

The presence of an integrated garage in the original design is architecturally significant, demonstrating the automobile-oriented lifestyle that Ford's Village Industries program promoted among its workers. While many contemporary houses featured detached garages, this property's integrated garage represents a more progressive design approach that would become standard in American residential architecture by the 1950s.

The property's location on Lot 185 in Van Riper Subdivision No. 2 connects it to the planned residential development that facilitated Flat Rock's orderly growth during the Village Industries era. This platted

subdivision, named for the Van Riper family who also developed the nearby street bearing their name, demonstrates the coordinated approach to residential development that enabled the community's expansion.

While the aluminum siding and replacement windows have diminished material integrity, these alterations do not compromise the property's ability to convey its essential historical character. The gable-front form with secondary gable projections, integrated garage (confirmed by Sanborn documentation), and early Village Industries construction date make this property a contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0185_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29357 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0186_000 Lot 186 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.091821		Long: -83.280503		
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	Tudor Influence
Building Form	1.5 Rectilinear
Roof Form	Side gabled w/ dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/ sided accents
Foundation Materials	Brick/Concrete
Window Materials	Vinyl Replacement
Window Type	Double Hung
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; Transportation
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 ☒ Windows/Siding	Moved ☐	Date(s):
Current/Common Name	29357 Walnut			
Historic/Original Owner	Charles C. (Sr.) and Marjorie Hargis			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	26 Oct 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 Tudor Revival residence is a 1.5-story brick veneer dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally distinguished properties along Walnut Street. The property exhibits classic Tudor Revival characteristics including multiple steeply pitched front-facing gables and quality brick veneer construction, representing a higher level of investment than the typical frame houses that dominate the district. Together with the neighboring Tudor cottage at 29405 Walnut, this property demonstrates a concentration of Tudor Revival design on this section of the street.

The house exhibits the characteristic Tudor Revival form with multiple steeply pitched front-facing gables that create a picturesque, asymmetrical silhouette. The dramatic rooflines, approaching 12:12 pitch or steeper, create the vertical emphasis and medieval character that distinguished Tudor Revival from other period revival styles. The composition features a dominant central gable flanked by secondary gable projections, creating depth and visual complexity on the facade. The roof is covered with asphalt shingles in a gray tone.

The exterior walls feature dark red or brown brick veneer, representing a significant investment in quality construction materials. Brick veneer construction provided superior durability, fire resistance, and maintenance-free exteriors compared to the frame construction with wood siding typical of most Village Industries housing. The warm-toned brick creates a substantial, permanent appearance that has aged gracefully over more than eight decades. The quality of the brickwork, with its consistent coursing and careful detailing around openings, demonstrates skilled masonry craftsmanship.

The gable peaks feature gray vinyl siding, which likely replaced original decorative shingles or half-timbering typical of Tudor Revival design. While this represents a material change, the light color creates contrast with the dark brick walls and maintains the visual distinction between wall and gable that characterized Tudor design. White or cream-colored trim around windows and at the gable edges provides additional contrast and emphasizes the architectural details.

A prominent brick chimney rises from the roof, positioned prominently on the facade where it contributes to the picturesque Tudor composition. The chimney's brick construction matches the wall material, creating visual continuity and demonstrating the consistent use of quality masonry throughout the building.

The front facade displays the asymmetrical arrangement characteristic of Tudor Revival design, with the entrance positioned within one of the gable projections. The entrance features simple concrete steps and modest detailing appropriate to the cottage scale of the house. Windows are positioned within the brick walls with white trim surrounds that provide contrast against the dark brick.

The windows appear to be vinyl replacement units in a double-hung configuration. While not original, the windows maintain appropriate proportions within the original openings, and the white frames coordinate with the trim details. Small basement windows are visible at grade level, indicating a full basement.

The property occupies a beautifully landscaped lot with mature deciduous trees including birch, ornamental Japanese maples that add color, and a variety of evergreen and flowering shrubs. Red flowering plants add seasonal color near the entrance. The lush landscaping creates a cottage garden aesthetic that complements the Tudor Revival architecture.

The neighboring Tudor cottage at 29405 Walnut is visible to the right in the photograph, demonstrating the concentration of Tudor Revival design on this section of the street. While that property is a frame house with vinyl siding, this brick example represents a higher level of construction investment and material quality.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Tudor Revival form with multiple steeply pitched front gables, the 1.5-story massing, the quality brick veneer construction, the prominent brick chimney, the asymmetrical facade composition, the white trim details, and the picturesque cottage character enhanced by excellent landscaping.

History of the Resource

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

Charles C. Hargis, Sr. owned lot 186, in the Van Riper Subdivision No. 2, in the Village of Flat Rock in 1942; and the residence thereon, 29357 Walnut St.[1] Charles C. Hargis, Jr. registered for the draft on 7 May 1945; was a recent graduate of Flat Rock Highschool and his family resided at 29357 Walnut.[2] In 1950, Charles & Marjorie Hargis resided at 29357 Walnut; and Charles worked as train dispatcher for the railroad.[3] The Charles Hargis Family resided at 29357 Walnut in 1959.[4] Charles C. Hargis, Sr. died on 10 July 1979.[5]

"Home of the Hargis Family- Charles and Marge and their children: Mary, Phillip, Joyce and Margie. Charles worked until retirement for the DT&I Railroad. He was a Mason at Hiram lodge #110."[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 is notable for its **architectural distinction** as a Tudor Revival cottage with quality brick veneer construction. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the range of housing quality available in the community.

Criterion A - Community Planning and Development: Constructed c. 1940, in the final years before American entry into World War II, this Tudor Revival cottage represents the residential development that characterized Flat Rock during the mature Village Industries era. The construction of high-quality brick housing demonstrates that the Village Industries community attracted families who could invest in substantial, permanent homes. The property illustrates the upper range of housing options available in Flat Rock, where quality brick construction represented a significant investment above typical frame construction.

The property's c. 1940 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled families to invest in quality brick housing that would provide permanent, low-maintenance homes for generations. While frame houses with wood or composition siding were more common and economical, brick construction represented an investment in permanence and quality that reflected the confidence Village Industries families had in their community's future.

The Tudor Revival style, popular from the 1920s through the early 1940s, drew inspiration from medieval English architecture. This brick example demonstrates classic Tudor characteristics including steeply pitched multiple front gables, asymmetrical composition, and quality masonry construction. The concentration of Tudor Revival houses on this section of Walnut Street—this brick example and the neighboring frame Tudor at 29405—suggests either coordinated development or the influence of pattern books that popularized the style.

The brick veneer construction represents a higher quality of materials and craftsmanship than the frame construction with siding that characterizes most of the district. Brick veneer provided superior durability, fire resistance, and maintenance-free exteriors. The survival of this brick construction in excellent condition after more than eight decades demonstrates the quality of the original workmanship and the durability of masonry construction. The brick walls, brick chimney, and consistent detailing reflect skilled masonry work.

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[1] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, 3 vols." arranged by subdivision; vol. 3, pg. 621, entry for Charles Hargris; original records 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:QPTM-TPN8 : Thu Apr 10 18:20:28 UTC 2025), Entry for Charles Coleman Hargis and Student, 7 May 1945.

[3] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 474, for Charles & Marjorie Hargris ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZYF-9B3 : Mon Feb 24 19:04:09 UTC 2025), Entry for Charles C Hargis, 10 Jul 1979.

[6] 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.

Integrity Assessment: The property retains strong integrity across all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is excellent, with the Tudor Revival form—multiple steeply pitched gables, asymmetrical composition, prominent chimney—clearly preserved. Integrity of materials is strong, with the original brick veneer walls and brick chimney intact; the vinyl siding in the gable peaks and replacement windows represent minor alterations. Integrity of workmanship is demonstrated in the quality brickwork. Integrity of setting is preserved through the property's relationship to neighboring residences and excellent landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a quality Tudor Revival cottage from the pre-war Village Industries era.

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

The c. 1940 construction date places this property within the mature development period of the Village Industries era, representing the continued residential development that characterized Flat Rock in the final years before World War II. The Tudor Revival design with quality brick veneer construction makes this one of the most architecturally distinguished properties along Walnut Street.

The property retains excellent integrity, with the original brick veneer walls providing the most significant material survival. The dark red/brown brick, laid in consistent coursing with careful detailing around openings, demonstrates the quality masonry craftsmanship that characterized the best residential construction of the period. The brick chimney, prominently positioned on the facade, contributes to the picturesque Tudor composition while providing material evidence of original construction.

The multiple steeply pitched front gables create the dramatic, medieval-inspired silhouette characteristic of Tudor Revival design. This roof form, with its approaching 12:12 pitch and asymmetrical composition, distinguishes the property from the more common Cape Cod and Minimal Traditional houses that dominate the neighborhood. The visual complexity created by the overlapping gable forms demonstrates architectural sophistication beyond typical worker housing.

Together with the neighboring Tudor cottage at 29405 Walnut, this property demonstrates a concentration of Tudor Revival design on this section of the street. While the neighboring property is frame construction with vinyl siding, this brick example represents the higher end of Tudor Revival construction and illustrates the range of housing quality available within the Village Industries community. The contrast between these two Tudor houses—one frame, one brick—demonstrates how the same architectural style could be executed at different price points to serve families of varying economic means.

The excellent landscaping, including mature trees, ornamental Japanese maples, and flowering shrubs, creates the cottage garden aesthetic that complements Tudor Revival architecture. This well-maintained setting demonstrates continued pride of ownership and enhances the property's picturesque quality.

The combination of quality brick construction, intact Tudor Revival design, excellent integrity, and pre-war Village Industries context makes this property a significant contributor to the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0186_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29405 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0187_000 Lot 187 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0916907		Long: -83.2803858		
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	Tudor Revival	
Building Form	1.5 Story Rectilinear	
Roof Form	Steeply Pitched Cross Gables	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding/Shingles accents	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung/Picture	
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	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	29405 Walnut				
Historic/Original Owner	John W. & Ida Whisler				
Historic Building Use	Single Family Residence				
Current Building Use	Single Family Residence				
Builder	George Van Riper				

Survey Date	4 Oct 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 Tudor Revival Cottage is a 2-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and is one of the most architecturally distinctive houses documented along Walnut Street. The property exhibits clear Tudor Revival influence through its steeply pitched gables, decorative shingle patterns, and arched window in the gable peak—design elements that evoke the picturesque English cottage aesthetic that was popular during the 1920s and 1930s. The Tudor Revival influence distinguishes this property from the more common Minimal Traditional and Cape Cod houses that dominate the neighborhood.

The house exhibits Tudor Revival characteristics in a 2-story cottage form. The most prominent feature is the steeply pitched front-facing gable that dominates the facade, creating the dramatic roofline characteristic of Tudor design. The roof pitch approaches 12:12 or steeper, creating the vertical emphasis and medieval character that distinguished Tudor Revival from other period revival styles. A secondary gable wing extends to one side, creating an asymmetrical composition that enhances the picturesque cottage quality. The roof is covered with asphalt shingles in a brown or tan tone.

The front gable features a distinctive arched window with Gothic proportions in the upper gable peak, a signature Tudor Revival element that evokes medieval ecclesiastical architecture. This arched window, sometimes called a "cathedral window," creates a focal point on the facade and provides light to the second story. Below this, decorative fish-scale or diamond-pattern shingles fill a portion of the gable, adding textural interest and demonstrating the Tudor style's emphasis on varied surface treatments.

The exterior walls are clad in vinyl siding in a yellow or cream color, a replacement material that obscures the original wall surface. The siding is accented with green-painted trim that complements the overall color scheme and emphasizes architectural details. While vinyl siding represents a change from original materials, the light color maintains the cottage character appropriate to Tudor Revival design.

A covered entry porch provides shelter at the front entrance, featuring an opening that reinforces the Tudor cottage aesthetic. The porch area is enhanced by hanging flower baskets and container plantings that contribute to the cottage garden character. The entrance is positioned within the main front-gabled section, creating a welcoming approach.

The secondary gable wing features a half-round or arched window in its gable peak, echoing the Gothic window treatment of the main gable and maintaining consistency in the Tudor design vocabulary. Windows throughout the first floor appear to be vinyl replacement units in a double-hung configuration.

An attached garage extends from the right side of the house, connected by a breezeway or hyphen. This garage appears to be a later addition, though it has been designed sympathetically with matching vinyl siding and a gable roof with a half-round window that echoes the Tudor details of the main house. While the garage addition has altered the original footprint, the complementary design demonstrates thoughtful integration with the historic house.

A brick chimney rises from the roof, indicating the original heating system and possibly a fireplace. The chimney's position and construction are consistent with 1940s residential construction.

The property occupies a beautifully landscaped lot with mature deciduous trees, including a large shade tree in the front yard and ornamental Japanese maples that add color and visual interest. Foundation plantings and flowering shrubs create the cottage garden aesthetic that complements Tudor Revival architecture. An American flag flies from a pole in the front yard, and a lamp post marks the entrance to the property.

Character-defining features include the Tudor Revival cottage form, the steeply pitched front gable with arched Gothic window, the decorative fish-scale shingles in the gable, the secondary gable wing with half-round window, the covered entry porch, the brick chimney, and the overall picturesque cottage character that distinguishes this property on Walnut Street.

History of the Resource

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

In 1948, John W. Whisler resided at 29405 Walnut.[1] In 1950, John & Ida Whisler and their children resided at 29405 Walnut; and John worked as a polisher for an auto parts manufacturer.[2] In 1959, Fred L. Turner and family were living at 29405 Walnut Street.[3] In 1971, Dick F. Arthur resided at 29405 Walnut St.[4]

"Bill Vack lives here. Home of Ida and John Whisler and their children, Carol, Don, Sharon and Becky. John worked at Fords. They were very active in the Methodist Church. Ida was a great Mother to all of the kids in the neighborhood."[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 c. 1941 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and is notable for its **architectural distinction** as a Tudor Revival Cottage. The property represents pre-World War II residential development during the established phase of the Village Industries program and demonstrates the range of architectural styles available to Flat Rock residents, from modest Minimal Traditional houses to more distinctive period revival designs.

Criterion A - Community Planning and Development: Constructed c. 1941, in the final months before American entry into World War II, this Tudor Revival Cottage represents the residential development that characterized Flat Rock during the mature Village Industries era. The construction of architecturally distinctive housing like this Tudor cottage demonstrates that the Village Industries community attracted residents who sought not merely adequate housing but homes with architectural character and individual expression. The property illustrates the range of housing options available in Flat Rock, from economical Minimal Traditional designs to more elaborate period revival styles.

The property's c. 1941 construction date places it at the end of the pre-war building period. The stable employment provided by Ford's lamp plant enabled families to invest in distinctive housing that reflected their personal tastes and aspirations. While many Village Industries families chose practical Minimal Traditional or Cape Cod houses, some selected more elaborate designs like this Tudor cottage, demonstrating the economic security and confidence that Ford employment provided.

The Tudor Revival style, popular from the 1920s through the early 1940s, drew inspiration from medieval English architecture, emphasizing steeply pitched gables, decorative half-timbering, varied surface textures, and picturesque asymmetry. While the style reached its peak popularity in the 1920s and 1930s, examples continued to be built into the early 1940s, with this property representing a late expression of the style in a 2-story cottage form. The Tudor Revival elements—steeply pitched gables, arched Gothic window, decorative shingle patterns—distinguish this property from the more common Minimal Traditional houses in the district.

This property is among the most architecturally distinctive houses documented along Walnut Street, where Minimal Traditional and Cape Cod houses predominate. The Tudor Revival design provides visual variety within the streetscape and demonstrates the range of architectural expression available to Village Industries families. The careful detailing, including the arched gable window, decorative shingles, and consistent Tudor vocabulary across the facade, reflects greater architectural ambition than typical worker housing.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is strong, with the distinctive Tudor Revival elements—steeply pitched gables, arched

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[1] 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.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 475, for John & Ida Whisler and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[5] 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.

Gothic window, decorative shingle patterns, 2-story massing, asymmetrical composition—clearly preserved despite the vinyl siding and garage addition. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney remains and the decorative shingle treatment in the gable appears intact. Integrity of setting is preserved through the property's relationship to neighboring residences and the excellent cottage garden landscaping. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a distinctive Tudor Revival cottage from the pre-war Village Industries era.

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

The c. 1941 construction date places this property at the end of the pre-war building period, representing the continued residential development that characterized Flat Rock during the mature Village Industries era. The Tudor Revival Cottage design makes this one of the most architecturally distinctive properties documented along Walnut Street, providing visual variety within a streetscape dominated by Minimal Traditional and Cape Cod houses.

The property retains its essential Tudor Revival character through preservation of the defining stylistic elements. The steeply pitched front gable with its arched Gothic window creates the dramatic vertical emphasis characteristic of Tudor design, while the decorative fish-scale shingles in the gable peak demonstrate the style's emphasis on varied surface treatments. The secondary gable wing with its half-round window maintains the Tudor vocabulary across the facade, and the covered entry porch reinforces the cottage aesthetic.

The arched Gothic window in the main gable is particularly significant as a character-defining feature that evokes medieval ecclesiastical architecture and distinguishes this property from more common house types in the district. This window, combined with the steeply pitched roof and decorative gable treatment, clearly identifies the Tudor Revival influence and demonstrates the architectural ambition that some Village Industries families brought to their housing choices.

The attached garage, while a later addition, has been designed sympathetically with matching siding and Tudor-influenced details including a half-round gable window. This thoughtful addition demonstrates continued investment in the property and respect for its architectural character.

The excellent landscaping, including mature shade trees, ornamental Japanese maples, flowering shrubs, and foundation plantings, creates the cottage garden aesthetic that complements Tudor Revival architecture. This well-maintained setting enhances the property's picturesque quality and demonstrates continued pride of ownership.

While vinyl siding and replacement windows have diminished material integrity, these alterations do not compromise the property's ability to convey its essential Tudor Revival character. The distinctive roofline, arched gable window, decorative shingle treatment, and 2-story cottage form remain clearly legible, and the property continues to demonstrate its significance as an architecturally distinctive residence from the pre-war 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0187_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29417 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0188_000 Lot 188 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0915535	Long: -83.2803844			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1941
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
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	1941-1975 (within district's 1920-1975 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	29417 Walnut			
Historic/Original Owner	Fred & Margaret Hall Residence			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	George Van Riper			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1941 Minimal Traditional residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that provided economical yet attractive housing for working families in the years immediately preceding American entry into the war. The property features a more complex roof form than typical Minimal Traditional examples, with a prominent front gable wing that creates additional architectural interest while maintaining the style's characteristic simplicity and efficiency.

The house exhibits a variation of the Minimal Traditional form with a complex roof composition that combines a side-gabled main section with a prominent front gable wing. This configuration, sometimes called a "Cape Cod with cross gable" or "Minimal Traditional with front projection," creates a more dynamic facade than the typical side-gabled Minimal Traditional while maintaining the style's emphasis on economy and efficiency. A front gable dormer on the main roof section provides additional light and headroom to the upper half-story. The roof is covered with asphalt shingles in a brown or tan tone, and a brick chimney rises from the roof ridge.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface but maintains the simple, horizontal appearance appropriate to the Minimal Traditional style. The siding is complemented by burgundy or brown shutters that flank the windows, adding traditional character and color to the facade.

The front facade displays an L-shaped configuration created by the intersection of the main house mass and the front gable wing. The front gable wing presents a substantial presence to the street, with windows at both floor levels and the characteristic steep gable that provides usable upper-floor space. The main section of the house features windows with shutters and connects to a welcoming front porch.

A particularly notable feature is the front porch, which extends along the main section of the facade. The porch features white-painted railings and decorative wrought iron supports with scrollwork details that add visual interest while remaining compatible with the house's traditional character. String lights suspended across the porch suggest the current residents use this space for outdoor entertaining. A metal awning with a scalloped edge provides additional weather protection over the entrance—a mid-century addition that was popular during the 1950s and 1960s.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses, with windows positioned to serve functional requirements for light and ventilation.

The foundation is constructed of concrete block, visible where it meets grade level. The property occupies a well-landscaped lot with mature evergreen and deciduous trees that frame the house and contribute to the established residential character. A lamp post with the address "29417" stands in the front yard, and foundation plantings enhance the entrance area.

A detached garage is located at the rear of the property, accessed by a driveway along the side of the house. The garage provides covered automobile storage consistent with residential patterns of the period.

Character-defining features include the Minimal Traditional form with front gable wing, the 1.5-story massing with complex roof composition, the front gable dormer, the front porch with decorative wrought iron supports, the brick chimney, the burgundy shutters, and the overall residential character that contributes to the streetscape of Walnut Street.

History of the Resource

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

"Home of the Hall Family: Frederick, Margaret and their children Patricia and Michael. The house was built by George Van Riper in 1940. George hired Fred as the bookkeeper for his Chevrolet dealership, Van Riper and Sons Chevrolet. It was located on Church St. During the Second World War, Fred served in the Navy. When he returned, he became partners with George thus, VanRiper-Hall Chevrolet which was located on Telegraph Rd. When it later became Fred Hall Chevrolet, he built the new dealership north of the old one on Telegraph Rd. Fred was at one time, President of the Rotary, Charter member of the Elks, Worshipful Master of Hiram #110 Masonic Lodge and President of the Church Council of the First Congregational Church.[1]

In 1950, Fred & Margaret Hall and children resided at 29417 Walnut; and Fred worked as the owner and manager of a car dealership.[2] In 1959, Fred & Margaret Hall and family were living at 29417 Walnut St.[3] In 1971, Robert L. Best resided at 29417 Walnut St.[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. 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 demonstrates the continued housing construction that supported Ford's industrial community in the final years before American entry into the war.

Criterion A - Community Planning and Development: Constructed c. 1941, in the final months before American entry into World War II, this Minimal Traditional house represents the residential development that characterized Flat Rock during the mature Village Industries era. 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. The construction of new housing like this Minimal Traditional dwelling demonstrates the continued demand for quality housing in the Village Industries community and the economic stability that Ford employment provided to workers and their families.

The property's c. 1941 construction date places it at the end of the pre-war building period, just before wartime restrictions would dramatically curtail new residential construction. The stable employment provided by Ford's lamp plant enabled continued residential construction in Flat Rock when the uncertain international situation might have depressed building activity elsewhere. The presence of new housing like this demonstrates the confidence that Village Industries workers had in their economic future and their community.

The Minimal Traditional style, which emerged during the Depression years and continued through World War II, provided affordable housing that maintained quality construction while reducing costs through simplified design. This example demonstrates a more elaborate variation of the style, with a front gable wing that creates additional architectural interest while maintaining the economical approach that characterized Minimal Traditional design. The complex roof form provided additional living space efficiently within the compact footprint.

This property contributes to the pattern of residential development along Walnut Street that spans from the late 1930s through the post-war period. Neighboring properties from similar and slightly earlier periods create a cohesive streetscape of 1.5-story houses that demonstrates the sustained residential development that characterized Flat Rock during the Village Industries era. The presence of multiple Minimal Traditional houses from c. 1939-1941 reflects the coordinated development that occurred as families sought housing in the established Village Industries community.

The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with front gable wing, complex roof composition with front gable dormer, and welcoming front porch. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the brick chimney, decorative wrought iron porch supports, 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 pre-war Minimal Traditional 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 at the end of the pre-war building period, representing the residential development that continued in Flat Rock until wartime restrictions curtailed new construction. The Minimal Traditional form with

[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 she currently runs the local train museum, August 2025.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 45, dwelling 476, for Fred & Margaret Hall and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-Q?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 46 of 58; United States. National Archives and Records Administration.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

front gable wing represents a more elaborate variation of the style that provided additional living space and architectural interest while maintaining the economical approach that characterized Depression and pre-war housing.

The property retains its essential Minimal Traditional form, with the complex roof composition combining side-gabled main section, front gable wing, and front gable dormer clearly legible despite material alterations. The front gable wing creates a dynamic L-shaped facade that distinguishes this property from simpler Minimal Traditional examples while maintaining the style's characteristic simplicity and efficiency.

The front porch with its decorative wrought iron supports and white railings creates a welcoming entrance that demonstrates the care and craftsmanship invested in the original construction. These decorative elements, while modest, elevate the property above purely utilitarian construction and reflect the aspirations of Village Industries families for attractive, comfortable homes. The metal awning, while a mid-century addition, represents a common modification that has become part of the property's historic character.

The property exists within a residential streetscape on Walnut Street that demonstrates the progressive development of this neighborhood during the late 1930s and early 1940s. The concentration of Minimal Traditional houses from this period reflects the coordinated residential development that characterized Flat Rock during the mature Village Industries era, when the community offered stable employment, established neighborhoods, and access to services that attracted families seeking homeownership opportunities.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form with front gable wing, the decorative porch elements, and the pre-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0188_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29433 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0190_000 Lot 190 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat:42.0912794		Long: -83.280398		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)



Architectural Information

Construction Date	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gabled w/front cross	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete	
Window Materials	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	1939-1975 (within district's 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	29433 Walnut			
Historic/Original Owner	Reeves Family			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Minimal Traditional residence is a 1.5-story frame dwelling situated on Walnut Street in Flat Rock. The building represents pre-World War II residential development during the established phase of the Village Industries program and exemplifies the Minimal Traditional style that emerged during the late 1930s as an economical response to Depression-era conditions. The style's emphasis on simplicity, efficiency, and affordability made it well-suited to the needs of working families during the years immediately preceding World War II. The property retains its essential form and massing despite material alterations, illustrating the residential development patterns that characterized Flat Rock during the mature Village Industries era.

The house exhibits the characteristic Minimal Traditional form with a compact 1.5-story plan and a side-gabled roof. The roof pitch is moderate, steeper than later Ranch houses but less steep than earlier Colonial Revival or Cape Cod examples. A gable dormer is visible on the rear roof slope, providing light and headroom to the upper half-story. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the roof, indicating the original heating system.

The exterior walls are clad in aluminum siding in white or cream color, a replacement material that obscures the original wall surface but maintains the simple, unadorned appearance characteristic of Minimal Traditional design. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard. The light color creates a clean, traditional appearance appropriate to the style's modest character.

The front facade displays a straightforward, compact arrangement characteristic of Minimal Traditional design. The entrance is positioned near the center of the facade, accessed directly by concrete steps with simple metal railings. This direct entrance without an elaborate porch reflects the economical approach of Minimal Traditional design, which eliminated costly architectural features to reduce construction costs. The front door, painted a bright yellow or gold color, creates a welcoming focal point and reflects the current owner's personal expression.

The windows appear to be aluminum replacement units, with a window to the right of the entrance flanked by gray shutters. The fenestration pattern reflects the practical interior arrangement typical of Minimal Traditional houses, with openings positioned to serve functional requirements for light and ventilation. The shutters, while decorative rather than functional, add traditional character to the facade.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-landscaped lot with mature deciduous and evergreen trees. A prominent ornamental tree with delicate foliage (possibly a Japanese maple) creates visual interest in the front yard, and foundation plantings contribute to the established residential character.

A neighboring brick Cape Cod house is visible to the right, demonstrating the varied residential development that characterized this section of Walnut Street during the late 1930s and early 1940s. The contrast between the modest Minimal Traditional and the more substantial brick Cape Cod illustrates the range of housing available to Village Industries families.

Character-defining features include the Minimal Traditional form, the 1.5-story massing with side-gabled roof, the rear gable dormer, the direct entrance without elaborate porch, the brick chimney, and the overall modest residential scale that contributes to the streetscape character of Walnut Street.

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 1942, William Reeves owned lot 190 in the Van Riper Subdivision No. 2 and the residence thereon, 29433 Walnut St.[1]

In 1950, William & Catherine Reeves and children resided at 29433 Walnut; and William worked as truck driver for the county road commission.[2] In 1954, William Reeves and family were living at 29433 Walnut.[3] In 1959, William Reeves and family were living at 29433 Walnut Street.[4]

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1 Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3 pg. 621, entry for William J. Reeves; original records 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 46, dwelling 477, for William & Catherine Reeves and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

3 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

4 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street 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. 1939 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 demonstrates the continued housing construction that supported Ford's industrial community during the late Depression years.

Criterion A - Community Planning and Development: Constructed c. 1939, during the established phase of Ford's Village Industries operations in Flat Rock and in the final years before American entry into World War II, this Minimal Traditional house represents the residential development that continued to characterize the community's growth. By 1939, 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. This property illustrates the type of modest, efficiently designed housing that enabled homeownership and family formation in the Village Industries community during the late Depression years.

Village Industries Context: The property's c. 1939 construction date places it within the mature development period of Flat Rock's growth as a Village Industries community. The stable employment provided by Ford's lamp plant enabled continued residential construction even during the difficult economic conditions of the late Depression, when building activity remained depressed in many communities. The presence of new housing like this Minimal Traditional dwelling demonstrates the economic resilience of the Village Industries model and the security that Ford employment provided to workers and their families.

Minimal Traditional Context: The Minimal Traditional style emerged during the Great Depression as builders sought to provide affordable housing that maintained quality construction while reducing costs through simplified design and reduced ornamentation. The style represented a practical response to economic constraints, emphasizing efficient floor plans, simple roof forms, and minimal decorative elements. This example demonstrates the typical characteristics of the style: compact 1.5-story form, side-gabled roof, direct entrance without elaborate porch, and absence of extensive decorative trim.

Streetscape Context: The property exists within a residential streetscape on Walnut Street that demonstrates the varied development that occurred during the late 1930s and early 1940s. The neighboring brick Cape Cod visible in the photograph illustrates the range of housing types and construction quality available within the Village Industries community, with this modest Minimal Traditional representing the more economical end of the spectrum while still providing quality homeownership opportunities.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the Minimal Traditional form with side-gabled roof, 1.5-story massing, direct entrance, and rear gable dormer. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows, though the 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 Minimal Traditional residence from the pre-war Village Industries era.

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

The c. 1939 construction date places this property within the established phase of Ford's Village Industries program in Flat Rock, representing the continued residential development that characterized the community in the years immediately preceding World War II. The Minimal Traditional form exemplifies the economical, efficient housing that enabled working families to achieve homeownership during the late Depression years.

The property retains its essential Minimal Traditional form, with the side-gabled roof, 1.5-story massing, and compact footprint clearly legible despite material alterations. The direct entrance without an elaborate porch reflects the economical design approach that characterized Minimal Traditional construction, reducing costs while maintaining dignified housing for working families. The rear gable dormer provides additional upper-floor space characteristic of 1.5-story houses from this period.

The brick chimney provides material evidence of original construction and the heating systems that served late 1930s residences. The yellow/gold front door, while a contemporary choice, creates a welcoming focal point that demonstrates continued personal investment in the property.

The property exists within a residential streetscape on Walnut Street that demonstrates the progressive development of this neighborhood from the late 1930s through the mid-20th century. The neighboring brick Cape Cod illustrates the range of housing types available within the Village Industries community, with this Minimal Traditional representing the more modest housing that made homeownership accessible to families of varying economic means.

While aluminum siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential Minimal Traditional form, compact massing, and pre-war residential character remain clearly legible, and the property

continues to demonstrate its associations with the continued 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0190_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29445 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0191_000 Lot 191 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0911411	Long: -83.2804133			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

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

(Insert primary photograph below.)



Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/dormers
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer w/siding accent
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacements
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Rear 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; Architecture			
Period(s) of Significance	1939-1975 (within district's 1920-1975 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):
Current/Common Name	29445 Walnut			
Historic/Original Owner	Harlow & Ruth Hounshell Family			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1939 Minimal Traditional residence is a 1.5-story brick cottage situated on Walnut Street in Flat Rock. The building represents late 1930s residential development during the mature Ford Village Industries period and demonstrates the distinctive Minimal Traditional style that emerged during the late Depression era and would dominate American residential construction through the 1940s.

The house exhibits the characteristic features of Minimal Traditional architecture: a compact 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 complex roof configuration with a primary side-gabled roof, a prominent front cross gable, and gabled dormers that add verticality and visual interest to the composition. The varied rooflines create architectural complexity while maintaining the overall restraint characteristic of the Minimal Traditional style. The roof is covered with asphalt shingles appropriate to the period and style.

The most significant architectural feature is the patterned brick veneer that covers the majority of the exterior walls. The brick is laid in a decorative pattern that creates visual texture and demonstrates quality construction despite the simplified Minimal Traditional form. This patterned brickwork represents a conscious design choice to add architectural distinction and material permanence during the economically challenging late 1930s. The brick appears to be in excellent condition and maintains its original appearance and character. The brick pattern demonstrates skilled masonry craftsmanship and adds sophistication to the modest cottage form.

The upper story features vinyl siding accents in the gable ends and dormer faces, creating a two-tone exterior that provides visual contrast and distinguishes the upper level from the brick lower story. This combination of materials is characteristic of Minimal Traditional designs that sought to balance economy with aesthetic appeal. The vinyl siding appears to be well-maintained and provides a clean, neutral complement to the patterned brick veneer.

The front facade presents an asymmetrical composition with a central entry accessed via a small covered porch with decorative metal supports and simple railings. The porch provides shelter and demonstrates typical Minimal Traditional detailing with restrained ornamental elements. Bright orange Adirondack-style chairs on the porch add welcoming character and demonstrate current residential use.

The fenestration consists of double-hung windows that have been updated with vinyl replacements but maintain appropriate proportions and configurations consistent with the Minimal Traditional style. A large picture window flanked by narrower windows creates a grouping on the front facade that provides natural light and reflects late 1930s design preferences. Window boxes with plantings add decorative elements and demonstrate ongoing care and maintenance. The gabled dormers feature paired windows that provide light to the upper story and add architectural interest to the roofline.

Mature street trees frame the property and provide substantial canopy coverage, creating a verdant setting characteristic of established residential neighborhoods. Foundation plantings and well-maintained landscaping demonstrate ongoing care and complement the brick construction.

A small utility shed in the rear yard provides supplementary storage and represents typical outbuilding development for residential properties of this period.

Character-defining features include the patterned brick veneer (the most significant architectural element), the complex roof configuration with side gable, front cross gable, and dormers, the 1.5-story cottage form, the combination of brick and vinyl siding materials, the asymmetrical facade composition, the covered front porch with decorative supports, and the overall Minimal Traditional architectural character that reflects late 1930s design principles.

This brick veneer 1.5 story house (no garage) is situated on Lot 191 in the Van Riper Sub. No. 2 and in 1941, the address was 29445 Walnut.[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 1942, Harlow C. Hounshell owned lot 191 in the Van Riper Subdivision No. 2 and the residence thereon, 29445 Walnut.[2] In 1950, Harlow & Ruth Hounshell and their daughter resided at 29445 Walnut; and Harlow worked as a car inspector for the railroad.[3] In 1959, H.C. Hounshell and family were living at 29445 Walnut Street.[4] In 1971, H.C. Hounshell resided at 29445 Walnut St.[5]

"Home of the Hounshell family: Grandpa and Grandma Hounshell as they were known to all the children in the neighborhood because they were so good to all of them and their four children. Of the 3 sons, 2 each had a set of twins. Their daughter Nancy, married John Valochas, who owned the Flat Rock Theatre on Gibraltar Rd. Grandpa Hounshell worked for the DT&I Railroad."[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 1939 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 late Depression-era residential development during the mature Ford Village Industries period and demonstrates exceptional Minimal Traditional architecture with distinctive patterned brick veneer and complex roof configuration.

Criterion A - Community Planning and Development: Built in 1939, 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 property demonstrates Flat Rock's continued residential growth and stability despite national economic challenges, reflecting the community's success in attracting and retaining industrial workers through the Ford program. The 1939 construction date places the property at the end of the Depression decade when communities were beginning to experience economic recovery, and the substantial brick construction indicates renewed confidence and investment in permanent, quality housing.

The property demonstrates the type of middle-class housing that characterized Flat Rock's residential development during the late 1930s, representing stable family homes that supported the industrial workforce. The quality construction and architectural distinction suggest this was built for skilled workers or supervisory personnel who had weathered the Depression and were investing in permanent community residency. This reflects the Village Industries program's success in creating stable employment and fostering community commitment.

Criterion C - Architecture: The property represents an exceptional example of Minimal Traditional architecture with distinctive patterned brick veneer and complex roof configuration that elevate this property beyond typical examples of the style. The patterned brickwork demonstrates quality craftsmanship and conscious design choices to create architectural distinction within the simplified Minimal Traditional form. The brick pattern adds visual texture and material richness that contrasts with the style's characteristic restraint, creating architectural sophistication appropriate to a mature residential neighborhood.

The complex roof configuration with side gable, front cross gable, and gabled dormers provides exceptional architectural interest and demonstrates skilled design that maximizes interior space while creating visual complexity. The varied rooflines and dormer elements add verticality and architectural distinction that enhance the building's presence and demonstrate quality residential design from the late 1930s.

The Minimal Traditional style represents a significant phase in American residential architecture, emerging during the late Depression era and continuing through the 1940s as a transitional style between pre-war traditional designs and post-war ranch houses. This property exemplifies the style's characteristic features—compact form, restrained ornamentation, simplified details—while incorporating distinctive elements (patterned brick, complex roof form) that provide exceptional architectural merit.

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[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," paginated, arranged by subdivision; vol. 3, pg. 621, entry for Harlow C. Hounshell; 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 46, dwelling 478, for Harlow & Ruth Houshell and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] 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.

Patterned Brick Veneer Significance: The patterned brick veneer is the property's most significant architectural feature and demonstrates exceptional material quality and craftsmanship for a late Depression-era residence. The decorative brick pattern creates visual interest while providing permanent, low-maintenance exterior walls that represent a significant investment in quality construction during economically challenging times. This brickwork represents skilled masonry traditions and demonstrates the owner's commitment to substantial, permanent housing.

Complex Roof Configuration: The roof design with multiple gables and dormers represents sophisticated architectural planning that maximizes interior space and creates visual interest. The varied rooflines demonstrate skilled design and construction that adds architectural distinction to the Minimal Traditional form.

Late Depression-Era Construction: The 1939 construction date places this property at a significant moment in American history—the end of the Depression decade when economic recovery was beginning but World War II had not yet started. The substantial brick construction and architectural quality demonstrate renewed confidence and economic stability, reflecting both the success of Ford's Village Industries program in providing stable employment and the broader national economic recovery.

Material Combination: The combination of patterned brick veneer with vinyl siding accents creates visual contrast and demonstrates the Minimal Traditional approach of balancing quality materials with economic efficiency. The two-tone exterior adds architectural interest while maintaining the style's characteristic restraint.

Mature Neighborhood Context: The property's setting among mature street trees and established residential neighbors demonstrates its role in Flat Rock's historic residential development and contribution to the neighborhood's character.

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 at 29445 Walnut Street, maintaining its relationship to the surrounding historic neighborhood and street pattern.

Design: RETAINED - The Minimal Traditional form with complex roof configuration (side gable, front cross gable, gabled dormers) remains completely intact. The 1.5-story massing, asymmetrical facade composition, fenestration pattern, and covered front porch continue to express the property's original 1939 design intent. The patterned brick veneer and overall building form maintain the architectural character.

Setting: RETAINED - The property maintains its residential setting within the historic Flat Rock neighborhood, surrounded by other period residences and framed by mature street trees that reinforce the established neighborhood character. The setting evokes the late 1930s residential development context.

Materials: SUBSTANTIALLY RETAINED - The patterned brick veneer—the most significant architectural material—remains completely intact and in excellent condition. The complex roof configuration with multiple gables and dormers retains its original form. The vinyl siding in gable ends and dormers may replace original wood siding, and windows have been updated with vinyl replacements, but these alterations are minor compared to the complete retention of the distinctive patterned brick veneer that defines the building's character.

Workmanship: RETAINED - The patterned brickwork demonstrates exceptional masonry craftsmanship characteristic of late 1930s construction. The quality of the brick veneer pattern and the complex roof construction represent skilled workmanship that remains highly visible and intact. The brick pattern execution demonstrates mason's skill and attention to detail.

Feeling: RETAINED - The property continues to evoke the sense of quality late Depression-era residential development. The patterned brick veneer, complex roof form with dormers, covered front porch, and mature neighborhood setting convey the building's 1939 construction date and Minimal Traditional character. The property communicates its association with the late 1930s Ford Village Industries period.

Association: RETAINED - The property maintains its direct association with late Depression-era 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, maintaining its connection to the industrial workforce housing that characterized the district.

The property retains exceptional integrity in all 7 aspects. The patterned brick veneer—the most significant character-defining feature—remains completely intact and continues to convey the property's architectural significance and 1939 construction quality. The complex roof configuration with multiple gables and dormers remains unchanged and demonstrates the original sophisticated design. The vinyl window replacement and possible siding replacement in gable ends represent minor alterations that do not diminish the property's ability to communicate its historical and architectural significance.

The National Register recognizes that properties may undergo minor updates while retaining sufficient integrity to convey their significance. In this case, the exceptional preservation of the patterned brick veneer, complex roof configuration, 1.5-story cottage form, covered front porch, and mature neighborhood setting substantially outweigh the window replacement and upper-story siding. The property's defining architectural elements remain intact and highly visible.

The property's ability to convey its significance is strongly supported by:

- Complete retention of patterned brick veneer with distinctive masonry pattern
- Intact complex roof configuration with side gable, front cross gable, and dormers
- Preservation of 1.5-story Minimal Traditional cottage form
- Retained covered front porch with period-appropriate details
- Maintained asymmetrical facade composition and fenestration pattern
- Setting among mature trees reinforcing established neighborhood character
- Continued residential use maintaining historical function
- Excellent condition demonstrating ongoing care and maintenance

Therefore, the property retains exceptional integrity to meet National Register standards for both district contribution and individual eligibility under Criteria A and C.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and INDIVIDUALLY ELIGIBLE for the National Register.

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_135_06_0191_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29455 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0192_000 Lot 192 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0910094		Long: -83.2803769		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1948
Architectural Style	Minimal Traditionalist
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/front
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer (patterned)
Foundation Materials	Cement Foundation
Window Materials	Vinyl Replacement
Window Type	Double Hung
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; Architecture
Period(s) of Significance	1948-1975 (within district's 1920-1975 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):
Current/Common Name	29455 Walnut		
Historic/Original Owner	Walter & Helen Manning		
Historic Building Use	Single Family Residence		
Current Building Use	Single Family Residence		
Architect/Engineer/Designer	unknown		
Builder/Contractor	unknown		

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1948 Minimal Traditional residence is a one-story brick cottage situated on a prominent corner lot at Walnut Street in Flat Rock. The building represents immediate post-World War II residential development during the late Ford Village Industries period and demonstrates the distinctive Minimal Traditional style that dominated American residential construction in the late 1940s.

The house exhibits the 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 transition from pre-war styles to post-war ranch house designs. The building displays a side-gabled roof with a prominent front cross gable that creates visual interest and provides distinction to the primary facade. The roof is covered with asphalt shingles typical of the period.

The most significant architectural feature is the patterned brick veneer that covers the entire exterior. The brick is laid in a decorative pattern that creates visual texture and demonstrates quality construction despite the simplified Minimal Traditional form. This patterned brickwork represents a conscious design choice to add architectural distinction within the constraints of post-war material conservation and cost efficiency. The brick appears to be in excellent condition and maintains its original appearance and character.

A distinctive and highly visible architectural element is the substantial brick chimney that rises prominently from the roofline. The chimney demonstrates quality masonry craftsmanship with distinctive detailing that adds vertical emphasis and architectural interest to the composition. The chimney's design and execution represent skilled workmanship typical of immediate post-war residential construction.

The front facade features a small covered entry protected by a decorative aluminum awning with scalloped edges in red and white striped pattern. Additional aluminum awnings shelter the windows, providing both practical sun protection and period-appropriate decorative elements characteristic of 1940s-1950s residential design. These awnings contribute to the building's historical character and demonstrate typical mid-20th century residential features.

The windows have been updated with vinyl replacements but maintain appropriate proportions and double-hung configurations consistent with the Minimal Traditional style. The window openings and overall fenestration pattern remain intact, preserving the building's original design composition.

The property occupies a prominent corner lot location that enhances its visibility and contribution to the streetscape. Mature foundation plantings and a well-maintained lawn with flowering shrubs (including pink blooming specimens visible in spring) complement the brick construction and demonstrate ongoing care and maintenance.

A detached garage constructed with matching patterned brick veneer demonstrates the original development's cohesive design approach and adds to the property's integrity. The garage shares the same brick pattern and construction quality as the main house, creating a unified architectural ensemble.

Character-defining features include the patterned brick veneer (the most significant architectural element), the distinctive chimney with quality masonry detailing, the side-gabled roof with front cross gable, the compact Minimal Traditional form, the aluminum awnings with period-appropriate decorative patterns, the corner lot setting, and the matching detached brick garage.

History of the Resource

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

In 1950, Walter & Helen Manning and their daughter resided at 29455 Walnut; and Walter worked as a Conductor for the railroad.[1] In 1954, Walter Manning and family were living at 29455 Walnut.[2] In 1959, W.H. & Helen Manning were living at 29455 Walnut Street.[3] In 1971, W.H. Manning resided at 29455 Walnut St.[4]

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 479, for Walter & Helen Manning and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. 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 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 immediate post-World War II residential development during the late Ford Village Industries period and demonstrates exceptional Minimal Traditional architecture with distinctive patterned brick veneer and superior masonry craftsmanship.

Criterion A - Community Planning and Development: Built in 1948, this house represents the immediate post-World War II residential expansion that characterized Flat Rock's continued growth during the late Ford Village Industries period. The property demonstrates the community's transition from wartime to peacetime development and reflects the housing demand created by returning veterans and continuing industrial employment. The 1948 construction date places the property within the critical post-war period when communities nationwide, including Flat Rock, experienced significant residential development driven by the GI Bill, housing shortages, and economic prosperity. The substantial brick construction indicates quality middle-class housing that attracted stable families to support the industrial community during this transformative period.

Criterion C - Architecture: The property represents an exceptional example of Minimal Traditional architecture with distinctive patterned brick veneer that elevates this style beyond typical examples. The patterned brickwork demonstrates quality craftsmanship and conscious design choices to create architectural distinction within the simplified Minimal Traditional form. The distinctive chimney with superior masonry detailing provides additional architectural significance and represents skilled workmanship characteristic of immediate post-war construction when materials and craft traditions remained strong.

The Minimal Traditional style represents a significant transitional phase in American residential architecture, bridging pre-war traditional styles and post-war ranch house designs. This property exemplifies the style's characteristic features while incorporating distinctive elements (patterned brick, quality chimney) that provide exceptional architectural merit.

Patterned Brick Veneer Significance: The patterned brick veneer is the property's most significant architectural feature and demonstrates exceptional design quality for the Minimal Traditional style. The decorative brick pattern creates visual texture and architectural interest while maintaining the style's characteristic restraint and efficiency. This brickwork represents a conscious investment in quality materials and skilled craftsmanship during the immediate post-war period when such details distinguished superior residential construction.

Distinctive Chimney: The substantial brick chimney with quality masonry detailing represents exceptional workmanship and adds significant architectural distinction. The chimney's design and execution demonstrate skilled masonry traditions and provide vertical emphasis that enhances the building's architectural composition.

Post-War Housing Boom: The 1948 construction date places this property at the beginning of the post-war housing boom that transformed American communities. The property demonstrates how Flat Rock participated in this national phenomenon while maintaining quality construction standards and architectural distinction.

Corner Lot Setting: The prominent corner lot location enhances the property's visibility and contribution to the historic district streetscape. The setting allows the patterned brick and distinctive chimney to be appreciated from multiple perspectives.

The detached garage constructed with matching patterned brick veneer demonstrates the original development's cohesive design approach and enhances the property's architectural integrity. The garage represents original site planning and construction quality.

The aluminum awnings with decorative scalloped edges represent authentic mid-20th century residential features that contribute to the building's historical character and demonstrate typical post-war residential details.

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 corner lot at 29455 Walnut Street, maintaining its prominent relationship to the surrounding neighborhood and street pattern.

Design: RETAINED - The Minimal Traditional form with side-gabled roof and front cross gable remains intact. The compact one-story massing, fenestration pattern, and overall building composition continue to express the property's original design intent. The distinctive chimney and patterned brick veneer maintain the building's architectural character.

Setting: RETAINED - The property maintains its corner lot setting within the historic Flat Rock neighborhood, surrounded by other period residences. Mature landscaping and well-maintained grounds reinforce the mid-20th century residential character.

Materials: SUBSTANTIALLY RETAINED - The patterned brick veneer, distinctive chimney, roof form, and detached matching garage retain original materials. Aluminum awnings represent period-appropriate features. While windows have been replaced with vinyl units, the original brick veneer and chimney—the most significant architectural materials—remain completely intact.

Workmanship: RETAINED - The patterned brickwork and distinctive chimney demonstrate exceptional masonry craftsmanship characteristic of immediate post-war construction. The quality of the brick veneer pattern and chimney detailing represents skilled workmanship that remains highly visible and intact.

Feeling: RETAINED - The property continues to evoke the sense of quality post-war residential development. The patterned brick veneer, distinctive chimney, aluminum awnings, and corner lot setting convey the building's 1948 construction date and Minimal Traditional character.

Association: RETAINED - The property maintains its direct association with immediate post-World War II residential development in Flat Rock during the late 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 patterned brick veneer and distinctive chimney—the most significant character-defining features—remain completely intact and continue to convey the property's architectural significance and 1948 construction quality. The vinyl window replacement represents a minor alteration that does not diminish the property's ability to communicate its historical and architectural significance.

The National Register recognizes that properties may undergo minor updates while retaining sufficient integrity to convey their significance. In this case, the exceptional preservation of the patterned brick veneer, distinctive chimney, roof form, aluminum awnings, corner lot setting, and matching detached garage substantially outweigh the window replacement. The property's defining architectural elements remain intact and highly visible.

The property's ability to convey its significance is strongly supported by:

- Complete retention of patterned brick veneer with distinctive masonry pattern
- Intact distinctive chimney with superior masonry detailing
- Preservation of Minimal Traditional form and roof configuration
- Period-appropriate aluminum awnings maintaining mid-century character
- Prominent corner lot setting enhancing visibility
- Matching detached brick garage demonstrating original site development
- Continued residential use maintaining historical function

Therefore, the property retains exceptional integrity to meet National Register standards for both district contribution and individual eligibility under Criteria A and C.

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. **Post-War Development Period:** Built in 1948 during the immediate post-World War II housing boom, representing significant residential expansion during the late Ford Village Industries period.
2. **Exceptional Patterned Brick Veneer:** The distinctive patterned brick veneer demonstrates superior architectural quality and skilled craftsmanship that elevates this property beyond typical Minimal Traditional examples.
3. **Distinctive Chimney:** The substantial brick chimney with quality masonry detailing represents exceptional workmanship and provides significant architectural distinction.
4. **Minimal Traditional Architecture:** Represents an excellent example of this important transitional style with distinctive architectural elements that provide individual eligibility merit.
5. **Complete Material Integrity:** Retention of original patterned brick veneer, distinctive chimney, roof form, and matching detached garage demonstrates exceptional preservation.
6. **Dual Criteria Significance:** The property meets both Criterion A for post-war community development and Criterion C for architectural distinction with exceptional integrity.
7. **Corner Lot Setting:** Prominent location enhances visibility and contribution to historic district 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0192_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29505 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0193_000 Lot 193 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090698		Long: -83.280532		
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 Traditionalist
Building Form	1-Story rectilinear
Roof Form	Side Gable w/front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Replacement
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacement
Window Type	Double Hung
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	Late 1948-1975 (within district's 1920-1975 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	29505 Walnut						
Historic/Original Owner	Thomas & Harriet Houston Family						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							

Survey Date	22 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1948 Cape Cod/Minimal Traditional style house is a modest 1.5-story single-family residence situated on a corner lot along Walnut Street in Flat Rock. The building exhibits the characteristic features of immediate post-World War II residential construction, representing the peak period of suburban development that followed the war's conclusion and the return of veterans seeking homeownership.

The house features a complex roof form with multiple gables that create an articulated roofline typical of the Cape Cod revival style. The main roof is a side gable configuration with front-facing gable projections that add visual interest and provide definition to different sections of the house. The roof is covered in asphalt shingles and includes brick chimneys. The exterior walls are currently clad in replacement vinyl siding in a warm tan/beige color, which has replaced the original exterior wall material.

The front facade displays the asymmetrical composition common to Cape Cod styling, with the main entrance positioned off-center and flanked by windows of varying sizes. A covered front porch with wooden steps provides access to the main entrance, creating a welcoming entry feature. The porch includes simple railings and appears to have been well-maintained. Windows throughout the house are replacement vinyl double-hung units that maintain the original window opening configurations and proportions.

A distinctive feature of this property is the detached garage located at the rear of the corner lot, connected to the main house by a breezeway. This garage-breezeway arrangement represents an important evolution in post-war residential planning, providing automobile accommodation while maintaining a physical connection to the house. The breezeway serves both functional and aesthetic purposes, creating covered access between house and garage while maintaining the visual separation that was preferred in this era.

The corner lot setting provides the property with increased visibility and yard space, typical of desirable residential lots during this period. Mature trees frame the property and contribute to the established neighborhood character. The landscaping includes foundation plantings and lawn areas that reflect the suburban residential ideals of the post-war period.

Character-defining features include the complex gable roof form, the asymmetrical Cape Cod facade composition, the covered front porch, the distinctive garage-breezeway arrangement, and the overall massing and proportions that reflect the optimistic residential design principles of the immediate post-war boom 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 1950, Thomas & Harriet Houston and their children resided at 29505 Walnut; and Thomas worked as a yard clerk for the railroad.[1] In 1959, N. Van Roper and family were living at 29505 Walnut Street.[2] In 1971, Harry L. Van Dusen resided at 29505 Walnut St.[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 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents an excellent example of residential development during the peak period of Ford's Village Industries success and the post-World War II housing boom that enabled exceptional homeownership rates in Flat Rock.

Criterion A - Community Planning and Development: Built in 1948 during the height of post-war prosperity, this house contributes directly to Flat Rock's remarkable achievement of 73% homeownership by 1950—18 percentage points above national averages. The property exemplifies the type of well-planned, middle-class

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 480, for Thomas & Harriet Houston and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

housing that enabled Ford's vision of industrial workers achieving not just homeownership, but comfortable suburban living standards. Its construction date places it at the very peak of the Village Industries model's success, when the experiment was demonstrating its greatest achievements in community development.

The garage-breezeway arrangement represents an important evolution in post-war residential planning, demonstrating the increased prosperity and automobile ownership that characterized Flat Rock during this period. This feature shows how Village Industries workers could afford not just basic housing, but homes with modern conveniences and thoughtful design elements that reflected middle-class aspirations.

The 1948 construction date places this property within the district's 1920-1975 period of significance, specifically during the post-WWII boom when Ford's Village Industries model reached its greatest success. This house represents the residential development that supported and demonstrated the prosperity achieved through Ford's innovative approach to industrial community planning.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite exterior alterations. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding and windows. However, the distinctive garage-breezeway arrangement remains intact, which is particularly significant for demonstrating the advanced residential planning concepts of the late 1940s.

The building maintains its original complex roof form, massing, fenestration patterns, and overall Cape Cod character. The front porch, asymmetrical facade composition, and most importantly, the garage-breezeway connection remain intact. The corner lot setting reinforces the property's association with the period of significance.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. Reasons Supporting Contributing Status:

1. **Peak Period Construction:** Built in 1948, the property represents the absolute peak of Ford's Village Industries success and the post-WWII housing boom that achieved exceptional homeownership rates.
2. **Advanced Residential Planning:** The garage-breezeway arrangement demonstrates the sophisticated residential planning and increased prosperity that characterized Flat Rock during this period, showing how Village Industries workers achieved middle-class suburban living standards.
3. **Historical Association:** The property directly represents the residential development that enabled and demonstrated Flat Rock's 73% homeownership achievement by 1950, a key indicator of the Village Industries experiment's success.
4. **Architectural Significance:** The Cape Cod style with complex roof form represents the more elaborate residential architecture that became possible during the peak prosperity period of the late 1940s.
5. **Sufficient Integrity:** Despite exterior material alterations, the property retains crucial integrity in location, design, setting, feeling, and association. The garage-breezeway arrangement, complex roof form, and overall character remain intact.
6. **Corner Lot Significance:** The corner lot placement reflects the desirable residential development patterns that characterized successful suburban planning during this 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_135_06_0193_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29515 Walnut Street [previously 29475 Walnut]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0194_000 Lot 194 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0905792		Long: -83.2804142		
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	1939	
Architectural Style	Minimal Traditionalist	
Building Form	1 Story Rectilinear	
Roof Form	Side Gable	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Replacement	
Foundation Materials	Concrete Block	
Window Materials	Aluminum Replacement	
Window Type	Sliding	
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	1939-1975						
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	29515 Walnut St.						
Historic/Original Owner	Cletus & Ada Hood						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							
Builder/Contractor	likely George Van Riper						

Survey Date	22 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Minimal Traditional house at 29515 Walnut Street (formerly 29475 Walnut Street) represents late-Depression era residential development in Flat Rock during the period immediately following Ford's 1937-1938 expansion of Village Industries operations. The one-story dwelling exhibits the characteristic design economy of pre-World War II Minimal Traditional architecture, which emerged during the late 1930s as builders developed simplified house designs that eliminated decorative details while providing decent, affordable housing for working families. The property's exceptional documentation demonstrates continuous ownership by the Hood family from 1939 through at least 1971, providing rare evidence of multi-generational homeownership spanning over three decades and documenting the property's role in housing workers employed in diverse industrial occupations including manufacturing management, oil refinery maintenance, and potentially second-generation industrial employment.

The house displays the defining characteristics of late-1930s Minimal Traditional residential architecture through its modest one-story form, simple side-gabled roof with minimal eave overhang, compact rectangular footprint, and straightforward facade organization. The Minimal Traditional style emerged during the late 1930s as an evolution from earlier period revival styles, stripping away decorative elements while retaining traditional roof forms. This stylistic approach enabled builders to construct economical houses during the final years of the Depression when building activity remained constrained by economic conditions but was beginning to recover. The late-1930s construction date places this property among the residential development that occurred during the mature phase of Ford's Village Industries program, when the original 1920s Village Industries vision had proven successful and was being expanded to additional locations.

The roof is a side-gabled form that creates a horizontal emphasis appropriate to one-story construction. A prominent brick chimney rises from the interior of the house, projecting through the roofline to provide a vertical element that breaks the horizontal massing. The brick chimney represents both functional necessity (venting heating equipment) and modest architectural enhancement, adding visual interest to an otherwise simple form. The chimney's survival demonstrates the building's continued use of its original heating system or adaptation of the chimney for modern heating equipment. The roof is covered with asphalt shingles, which provide economical weather protection and represent either original material type (asphalt shingles were common by 1939) or appropriate replacement.

The exterior walls are currently clad in vinyl siding that covers the original exterior material, which was most likely wood clapboard or horizontal wood siding typical of late-1930s residential construction. The vinyl siding represents a later alteration undertaken to reduce maintenance requirements and update the building's appearance. While the vinyl siding obscures original materials, it maintains the original wall plane and preserves the building's essential form, massing, and proportions. The siding appears to be white or light-colored with dark red or burgundy shutters flanking the windows, creating a traditional color scheme that enhances the building's residential character. The siding application reflects typical patterns of residential maintenance and updating that characterized long-term homeownership, when families invested in property improvements to maintain value while reducing ongoing maintenance costs.

The fenestration displays significant alteration from original window configuration through the installation of modern replacement windows including a large picture window and horizontal sliding aluminum windows. The prominent picture window on the front facade represents a substantial departure from original fenestration, as picture windows were not characteristic of late-1930s residential design but rather became popular during the post-World War II period (1950s-1960s). The installation of this large picture window likely occurred during the 1950s or 1960s when the Hood family modernized the property, reflecting widespread trends toward larger windows, increased natural light, and visual connection between interior and exterior spaces. The horizontal sliding aluminum windows represent typical mid-to-late 20th century window replacement, chosen for ease of operation, reduced maintenance, and improved energy efficiency. The combination of picture window and sliding windows represents significant fenestration alteration but preserves approximate window opening locations and maintains the building's overall facade organization.

The front facade displays a straightforward, functional organization typical of Minimal Traditional design. A small front entry porch or stoop provides sheltered access, featuring what appears to be a simple metal awning that offers weather protection. The entry is centered on the facade, flanked by windows that provide symmetrical balance. Red or burgundy shutters frame the windows, adding color accent and traditional residential character. The shutters, whether functional or decorative, represent typical residential detailing that enhanced otherwise simple facades and connected modest houses to traditional architectural precedents.

The foundation is concrete block construction, which was standard for residential foundations by the late 1930s as concrete block manufacturing had matured and provided economical, durable foundation construction. The concrete block foundation demonstrates solid construction practices and has proven adequate to support the building for over 85 years. Foundation plantings including shrubs and low vegetation soften the building's base and demonstrate ongoing landscape maintenance.

A detached garage is located on the property, accessed via a driveway. The 1941 Sanborn Fire Insurance Map documents that the house was originally constructed without a garage, indicating that the current garage represents a later addition, likely constructed during the 1940s, 1950s, or later as automobile ownership became universal and as the Hood family's financial situation enabled property improvements. The garage addition demonstrates the property's evolution to accommodate changing transportation needs and reflects the family's investment in property enhancement during their long-term ownership.

The property is situated on Lot 194 in Van Riper Subdivision No. 2, one of the residential subdivisions platted in Flat Rock during the 1920s-1930s period of Village Industries-era growth. The subdivision development demonstrates planned residential expansion that accompanied Ford's industrial investment and provided housing for workers employed in automotive manufacturing and related industries. A concrete sidewalk leads from the street to the front entry, demonstrating standard subdivision development practices. The property features well-maintained lawn and foundation plantings, showing ongoing care and maintenance consistent with long-term owner-occupied housing.

Historical Context - 1941 Sanborn Map Documentation: The January 1941 Sanborn Fire Insurance Map provides exceptional documentation of the property's original configuration, showing the single-story house on Lot 194 of Van Riper Subdivision No. 2 with address 29475 Walnut Street (the address was later changed to 29515 Walnut Street). Significantly, the 1941 map documents that the house was built without a garage, providing definitive evidence that the current detached garage represents a later addition. This map documentation allows precise understanding of the property's evolution and demonstrates how working-class families gradually improved their properties through additions and enhancements as economic circumstances allowed.

The single-story house without garage (garage added later) is situated on Lot 194 in Van Riper Sub. No. 2, and the address in 1941 was **29475 Walnut**.[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.

Cletus E. Hood owned lot 194 in Van Riper Sub No. 2 in 1939.[2] In 1940, Cletus & Ada Hood and son were living at 29475 Walnut St., and Cletus was employed as the manager for a metal & rubber company.[3] In 1950, Cletus & Ada Hood and their sons resided at 29515 Walnut; and Cletus worked in maintenance at the oil refinery.[4] Cletus E. Hood resided at 29515 Walnut in 1959.[5] In 1959, Cletus R. Hood and family were living at 29515 Walnut Street.[6] In 1971, Cletus E. Hood resided at 29515 Walnut St.[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. 1939 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and**

[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.

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 198, entry for Cletus E. Hood; original records held by Brownstown Township Historical Society.

[3] 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 61A, dwelling 11, for Cletus & Ada Hood and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VW81?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79 : accessed 27 July 2025), FHL# 005461710, Image 41 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 46, dwelling 481, for Cletus & Ada Hood and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[5] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street 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. 57, for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Development, Industry, and Social History. The property represents exceptional late-Depression era residential development with extraordinary documentation of continuous single-family ownership spanning over three decades (1939-1971+), demonstrates working-class homeownership achievement and multi-generational residential stability, documents workers employed in diverse industrial occupations essential to regional manufacturing, and provides rare evidence of property evolution through documented additions and improvements during long-term ownership.

Criterion A - Community Planning and Development:

Late-Depression Era Residential Development (1939): Constructed circa 1939, this house represents residential development during the final years of the Great Depression when building activity was beginning to recover but remained constrained by lingering economic difficulties. The late 1930s witnessed gradual economic improvement following the depths of the Depression (1929-1933) and subsequent recovery efforts, enabling modest residential construction to resume in communities with stable employment bases. In Flat Rock, the late 1930s coincided with the mature phase of Ford's Village Industries program and the 1937-1938 expansion that brought additional manufacturing capacity and employment.

Cletus E. Hood's purchase of Lot 194 in Van Riper Subdivision No. 2 in 1939 and subsequent construction of this house demonstrates that even during difficult economic times, working families with stable industrial employment could achieve homeownership. The property represents the fulfillment of Ford's Village Industries vision—enabling working families to own homes in small communities where industrial employment provided economic stability. The modest Minimal Traditional design reflects both economic constraints of the late Depression period and the practical priorities of working families who needed affordable housing that provided basic shelter and modern amenities without elaborate architectural details.

Van Riper Subdivision Development: The property's location on Lot 194 in Van Riper Subdivision No. 2 documents the planned residential expansion that characterized Flat Rock during the Village Industries era. The Van Riper subdivision represents systematic platting and development of residential lots to accommodate the growing population attracted by Ford's industrial operations. The numbered lot system, regular street grid, and coordinated infrastructure (streets, sidewalks, utilities) demonstrate professional subdivision planning rather than haphazard growth. Properties like 29515 Walnut Street filled in the subdivision plat and created the cohesive residential neighborhoods that transformed Flat Rock from rural village to functioning industrial community.

The 1941 Sanborn Fire Insurance Map documentation of this property provides exceptional evidence of subdivision development patterns, showing the house's exact placement on its lot, its relationship to street and neighboring properties, and its original configuration without garage. This Sanborn documentation represents rare cartographic evidence that enables precise understanding of how individual properties contributed to broader neighborhood development.

Address Change Documentation (29475 to 29515 Walnut Street): The property's documented address change from 29475 Walnut Street (1940-1941) to 29515 Walnut Street (by 1950) provides evidence of Flat Rock's administrative evolution and systematic address renumbering. Address changes often accompanied community growth, improved postal service, emergency service coordination, or municipal organization. The documentation of both addresses allows researchers to track the property through multiple record systems and demonstrates the community's increasing sophistication in administrative infrastructure.

Criterion A - Industry:

The Hood family's documented employment history provides exceptional evidence of the diverse industrial and support occupations that characterized Village Industries-era communities. Unlike many properties where resident occupations remain undocumented, this property benefits from census and directory records that specify employment:

The 1940 U.S. Census documents Cletus Hood employed as a "manager for metal & rubber co." This management position in manufacturing demonstrates that Village Industries-era communities housed not only production workers but also supervisory and managerial personnel. Managers in metal and rubber companies coordinated production operations, supervised workers, managed quality control, handled logistics, and ensured efficient manufacturing processes. The presence of manufacturing managers in Flat Rock's residential community demonstrates the full employment spectrum from production workers to management, contradicting any notion that Village Industries communities served only production labor.

Metal and rubber manufacturing represented critical components of automotive supply chains. Metal fabrication produced stampings, castings, forgings, and machined components essential to automotive assembly. Rubber manufacturing produced tires, hoses, seals, gaskets, and other rubber components. Managers in these industries possessed technical knowledge, organizational skills, and supervisory experience that commanded middle-income wages sufficient for homeownership.

The 1950 U.S. Census documents Cletus Hood working "in maintenance at the oil refinery." This occupational shift from manufacturing management to refinery maintenance demonstrates either career change, plant closures requiring new employment, or the possibility that this represents a different family member (given that "Cletus R. Hood" appears later, there may have been Cletus Senior and Cletus Junior). Oil refinery maintenance workers performed critical functions including equipment repair, preventive maintenance, troubleshooting, safety inspections, and facilities upkeep. Refineries required skilled maintenance personnel who understood mechanical systems, electrical equipment, instrumentation, piping, and industrial processes.

The presence of oil refinery employment in Flat Rock's residential community demonstrates the regional industrial diversification that characterized southeastern Michigan. While automotive manufacturing dominated, supporting industries including petroleum refining, chemical manufacturing, utilities, and transportation employed significant workforces. The Hood family's documented refinery employment shows that Village Industries-era residential communities served workers across diverse industrial sectors, not merely automotive manufacturing directly.

The 1959 directory listing showing both "Cletus E. Hood" and "Cletus R. Hood and family" at the same address suggests possible second-generation industrial employment, with a son potentially following his father into industrial work. Multi-generational industrial employment represented common patterns in mid-20th century manufacturing communities, where fathers introduced sons to industrial occupations and families maintained connections to specific industries or plants across decades. If Cletus R. Hood represents a second generation, the property documents not just individual employment but family employment traditions spanning the Village Industries era through the post-war industrial period.

The Hood family's documented occupational progression from manufacturing management (1940) to refinery maintenance (1950) represents the complex employment trajectories of mid-20th century industrial workers. While this might appear as downward mobility (from management to maintenance), the continuous property ownership and long-term residence suggests economic stability was maintained. Alternative interpretations include:

- Different family members working different occupations (Cletus Senior vs. Cletus Junior)
- Career change motivated by plant closures, relocations, or layoffs common in manufacturing
- Preference for skilled maintenance work over management responsibilities
- Comparable wages between management and skilled maintenance enabling sustained homeownership

Regardless of specific interpretation, the documented employment diversity demonstrates that properties like this housed families with varied industrial occupations and that working-class homeownership enabled economic stability even when specific jobs or occupations changed.

Criterion A - Social History:

Multi-Generational Family Homeownership: The Hood family's 32-year documented ownership (1939-1971+) represents exceptional achievement of sustained homeownership that embodied mid-20th century American ideals of property ownership, family stability, and economic security.

Integrity Assessment:

Location: The property retains complete integrity of location, remaining on its original site on Lot 194 in Van Riper Subdivision No. 2 since 1939 construction. The building has never been moved and maintains its original placement documented on the 1941 Sanborn map.

Design: The property retains good integrity of design. The one-story Minimal Traditional form, side-gabled roof with prominent brick chimney, compact rectangular footprint, simple facade organization, and overall late-1930s character remain evident despite window alterations. The design integrity allows recognition as a late-Depression era Minimal Traditional house.

Materials: The property has diminished integrity of materials due to vinyl siding covering original wood exterior, picture window installation replacing original fenestration, and aluminum sliding window replacements. The brick chimney and concrete block foundation appear original. The material alterations are significant but reversible surface modifications that have not compromised fundamental structure.

Workmanship: The property retains fair integrity of workmanship visible in the overall construction quality enabling 85+ years of continuous use, the brick chimney construction, the concrete block foundation work, and the basic structural soundness. Original workmanship evidence is limited by covering of exterior materials.

Setting: The property retains excellent integrity of setting, maintaining its location within Van Riper Subdivision No. 2 on Walnut Street in an established residential neighborhood. The surrounding area retains residential character. Mature landscaping and concrete sidewalk preserve established neighborhood character.

Feeling: The property retains good integrity of feeling as a late-1930s working-class residence despite alterations. The simple form, modest scale, and basic design successfully convey the character of Depression-era economical housing construction.

Association: The property retains exceptional integrity of association through extraordinary documentation of Hood family ownership spanning 1939-1971+. The documented continuous ownership, employment history, family evolution, and property improvements provide unusually strong evidence of direct historical associations with specific individuals and patterns of working-class homeownership, industrial employment, and community integration.

Summary of Integrity: The property retains excellent integrity in three aspects (location, setting, association), good integrity in two aspects (design, feeling), and diminished integrity in two aspects (materials, workmanship). The exceptional associative integrity through 32 years of documented Hood family ownership provides historical significance that transcends material alterations. The documentation of specific individuals, occupations, family evolution, and property improvements creates strong direct associations rarely achieved for working-class residential properties.

The property possesses POTENTIAL for individual National Register eligibility under Criterion A based on its exceptional documentation of continuous Hood family ownership spanning over three decades (1939-1971+), documented diverse industrial employment (manufacturing management, oil refinery maintenance), documented family evolution across multiple census enumerations, Sanborn map documentation of original configuration, and demonstration of multi-generational homeownership stability fundamental to Village Industries community development success. The cumulative documentation provides unusually comprehensive evidence of specific individuals, occupations, family circumstances, and property evolution rarely available for working-class residential properties. However, material alterations (vinyl siding, window replacements) diminish architectural integrity to a level that might preclude individual listing unless the exceptional documentation and associative integrity are deemed sufficient to overcome material alterations. Individual eligibility would require detailed argument emphasizing the extraordinary nature of the documentation and the property's representation of fundamental Village Industries-era community development patterns.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional historical 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_135_06_0194_000; citing records held by the City of Flat Rock.

Plat map of Van Riper's Subdivision No. 2 of a part of the NW 1/4 of fracture sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August 1925; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29525 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0195_000 Lot 195 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090442	Long: -83.2803718			
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
Architectural Style	Cape Cod
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Windows
Window Type	Double Hung/Sliding
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	1947-1967 (within district's 1920-1975 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	29525 Walnut						
Historic/Original Owner	Don & Joyce Sturgeon						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							
Builder/Contractor	unknown						

Survey Date	22 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1947 Cape Cod/Minimal Traditional style house is a modest 1.5-story single-family residence situated on a corner lot along Walnut Street in Flat Rock. The building exhibits the characteristic features of post-World War II residential construction, with a front-facing gable roof form and symmetrical facade composition typical of the Cape Cod revival style popular during this period.

The house features a rectangular footprint with a steep-pitched gable roof covered in asphalt shingles. A small dormer window punctuates the front roof slope, providing light to the upper level. The exterior walls are currently clad in replacement vinyl siding in a warm beige/tan color, which has replaced the original exterior wall material. The foundation appears to be concrete block or poured concrete construction, typical of 1940s residential building practices.

The front facade is symmetrically arranged with a central entrance flanked by windows. The main entrance is accessed via a covered front porch supported by simple white columns, creating a modest but welcoming entry feature. The porch extends across a portion of the front facade and includes simple railings. Windows throughout the house are replacement vinyl double-hung units that maintain the original window opening configurations.

Character-defining features include the steep gable roof form, the front dormer, the covered front porch with columns, and the overall massing and proportions that reflect the efficient, modest design principles of 1940s residential construction. The landscaping includes mature trees and well-maintained foundation plantings with trimmed hedges that frame the house and contribute to the residential character of the neighborhood setting.

The property lacks a garage, which is typical for houses of this era and location, reflecting the transportation patterns and economic conditions of the immediate post-war period. The simple, functional design and modest scale exemplify the type of affordable housing that enabled widespread homeownership during Flat Rock's period of industrial prosperity under Henry Ford's Village Industries program.

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, Don & Joyce Sturgeon and daughters resided at 29525 Walnut; and Don worked as a clerk for the railroad.[1] In 1959, Don Sturgeon and family were living at 29525 Walnut Street.[2] In 1971, Don Sturgeon resided at 29525 Walnut St.[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 1947 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents a significant example of residential development during Flat Rock's peak period of industrial prosperity under Henry Ford's Village Industries experiment, which transformed a rural community into a prosperous industrial town while achieving exceptional homeownership rates.

Criterion A - Community Planning and Development: Built during the height of Ford's successful Village Industries model, this house contributes to Flat Rock's remarkable achievement of 73% homeownership by 1950—18 percentage points above national averages. The property exemplifies the type of modest, affordable housing that enabled Ford's vision of industrial workers achieving homeownership and community stability. Its construction date of 1947 places it within the district's period of significance (1920-1975), specifically during the post-WWII boom when the Village Industries model reached its greatest success.

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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 46, dwelling 482, for Don & Joyce Sturgeon and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Historical Context: The Flat Rock Historical District is eligible under Criterion A for Industry, Commerce, and Community Development with periods of significance from 1834-1922 and 1920-1975. This property falls within the second period, representing the industrial transformation and prosperity achieved through Ford's innovative approach to industrial community planning.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite exterior alterations. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by the installation of replacement vinyl siding and windows. However, these alterations do not substantially impair the property's ability to convey its significance as part of the residential development that supported the Village Industries experiment.

The building maintains its original massing, roof form, fenestration patterns, and overall character. The covered front porch, symmetrical facade, and Cape Cod styling remain intact. The residential setting within the historic neighborhood context reinforces the property's association with the period of significance.

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

Reasons Supporting Contributing Status:

1. **Construction Date Within Period of Significance:** Built in 1947, the property falls squarely within the district's 1920-1975 period of significance for industrial transformation and prosperity under Ford's Village Industries program.
2. **Historical Association:** The property directly represents the residential development that enabled Flat Rock's exceptional 73% homeownership rate by 1950—a key achievement of Ford's Village Industries experiment that exceeded national averages by 18 percentage points.
3. **Functional Role in Historic Context:** This modest, affordable housing type exemplifies the residential infrastructure that supported Ford's vision of industrial workers achieving homeownership and community stability during the peak period of Village Industries success.
4. **Sufficient Integrity:** Despite exterior alterations (vinyl siding and replacement windows), the property retains sufficient integrity in location, design, setting, feeling, and association to convey its historic significance. The original massing, roof form, fenestration patterns, covered front porch, and overall Cape Cod character remain intact.
5. **Represents Important Pattern of Development:** The property contributes to understanding the residential development patterns that were crucial to the success of one of America's most successful experiments in industrial community planning.
6. **Architectural Typology:** The Cape Cod/Minimal Traditional style represents the practical, efficient design principles that made homeownership accessible to industrial workers while maintaining quality construction standards during the post-WWII 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_135_06_0195_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29535 Walnut				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0196_000 Lot 196 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.090464	Long: -83.280441			
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	Cape Cod	
Building Form	1.5 Rectilinear	
Roof Form	Side gabled w/ dormers	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
Window Type	Double Hung/Casement	
Outbuildings	Yes ☒	No ☐
Number/Type:	1/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	1942-1975					
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	29535 Walnut					
Historic Owner	Melvin & Norma Isabell					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	George Van Riper					

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1941 Cape Cod/Colonial Revival style house is a 1.5-story single-family residence situated on Walnut Street in Flat Rock. The building represents residential development during the early implementation period of Ford's Village Industries program, built just before the United States entered World War II when the program was establishing the foundation for Flat Rock's transformation into a prosperous industrial community.

The house exhibits classic Cape Cod characteristics with a side gable roof form and dormers that provide light and space to the upper level. The main roof is covered in asphalt shingles and includes brick chimneys. The exterior walls are currently clad in replacement vinyl siding in white, which has replaced the original exterior wall material. The foundation appears to be concrete block construction, typical of early 1940s residential building practices.

A notable alteration to the building is the addition of a full-width front porch that extends across the facade. This porch features white railings and columns and includes steps providing access to the main entrance. While this porch represents a later addition that was not part of the original Cape Cod design, it has been integrated into the building's overall composition and contributes to its current residential character. The porch addition reflects the evolution of the property to meet changing family needs and preferences over time.

The front facade displays the symmetrical composition typical of Cape Cod styling, with the main entrance positioned centrally and flanked by windows. Dormers in the upper level provide additional window openings and architectural interest. Windows throughout the house are replacement vinyl double-hung units that maintain the original window opening configurations and proportions.

The property includes an original detached garage located at the rear of the lot, which represents the accommodation of automobile ownership during the early 1940s period. A concrete driveway provides access from the street to the garage, reflecting the established pattern of automotive accommodation that was becoming standard during this period.

Character-defining features include the side gable roof with dormers, the symmetrical Cape Cod facade composition, the overall massing and proportions, and the original detached garage. While the front porch addition has altered the original appearance, the underlying Cape Cod form and character remain evident and the building continues to reflect the residential development patterns of the early 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 1950, Melvin & Norma Isabell and daughters resided at 29535 Walnut; and Melvin worked as an analyst for Steel Manufacturing.[1] Carl Taylor is recorded living at 29535 Walnut, according to the 1953 Michigan Bell directory.[2] Carl Taylor resided at 29535 Walnut in 1959.[3] The Hill Family resided at 29535 Walnut from 1983 – 1999.[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 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents residential development during the critical early period of Ford's Village Industries experiment, built during the program's foundational phase when it was establishing the residential infrastructure that would support the community's later achievements in homeownership and prosperity.

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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 46, dwelling 483, for Melvin & Norma Isabell and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 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) page 6; citing 25437 EHRD, original held by Brownstown Historical Society.

[3] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Criterion A - Community Planning and Development: Built in 1941, this house represents the early implementation period of Ford's Village Industries program when residential development was establishing the foundation for the community's transformation. The property predates the post-WWII housing boom but contributes to understanding the residential infrastructure that enabled Flat Rock's eventual achievement of 73% homeownership by 1950. Its construction during the pre-war period demonstrates the community's growth and stability that provided the foundation for the program's later success.

The 1941 construction date places this property at a significant moment in Flat Rock's development - after the establishment of Ford's Village Industries but before the dramatic expansion that would follow World War II. This house represents the steady residential growth that characterized the program's early success and provided the community foundation for the exceptional achievements of the post-war period.

The property falls within the district's 1920-1975 period of significance, specifically during the early industrial transformation period when Ford's Village Industries was establishing Flat Rock as a model community. This house demonstrates the quality residential development that the program enabled during its foundational years.

Integrity Assessment: The property retains sufficient integrity to convey its historic significance despite exterior alterations and the front porch addition. **Intact aspects:** Location, Design, Setting, Feeling, and Association remain strong. **Compromised aspects:** Materials and Workmanship have been affected by replacement siding, windows, and the porch addition. However, the underlying Cape Cod form, roof configuration, dormers, and the original detached garage remain intact.

The building maintains its original massing, roof form with dormers, and overall Cape Cod character. While the front porch addition has altered the original facade, the symmetrical composition and basic architectural form remain recognizable. The original garage and the property's residential development pattern reinforce its association with the early Village Industries period.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0196_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29545 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0197_000 Lot 197 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0901667	Long: -83.2804171			
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	1946
Architectural Style	Cape Cod/Minimal Traditionalist
Building Form	1.5-Story rectilinear
Roof Form	Cross gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Sliding
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	Industry; Community Planning and Development; Transportation						
Period(s) of Significance	1946-1972 (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):			
Current/Common Name	29545 Walnut						
Historic/Original Owner	Warner & Lorraine Niemann						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer							
Builder/Contractor							

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residential building at 29545 Walnut Street East represents an immediate post-World War II dwelling constructed during the crucial period of residential development that preceded and established patterns for the significant housing expansion that would follow Henry Ford's Village Industries initiative in Flat Rock. Originally built in 1946, this dwelling was constructed during the transitional period when Flat Rock was evolving from Michael Vreeland's original 1834 agricultural settlement into the comprehensive industrial village that would continue expanding through the 1972 establishment of the Michigan Casting Center.

The building exhibits a one-and-one-half-story cross-gabled configuration characteristic of Cape Cod Revival styling that became popular in immediate post-war residential development throughout southeastern Michigan. The prominent front-facing gable combined with side-gabled sections creates an attractive and efficient form that effectively utilized Cape Cod Revival principles for practical post-war housing needs. This architectural approach represented the continuation of traditional American design preferences as residential construction resumed following wartime restrictions.

The structure displays a cross-gabled form that creates visual interest while maintaining the compact efficiency appropriate for post-war residential construction. The building's essential architectural characteristics remain largely intact, preserving the character-defining features of 1946 Cape Cod Revival construction despite exterior material alterations. The cross-gabled roofline retains its original configuration covered with asphalt shingles, creating the distinctive profile that characterizes Cape Cod Revival architecture with its combination of vertical and horizontal emphasis.

The fenestration pattern has been altered through window replacement, with some original openings now featuring larger picture windows alongside traditional double-hung units. While these represent changes from the original window configuration, the overall fenestration arrangement maintains reasonable proportions and does not fundamentally compromise the building's architectural character. The front entrance appears to maintain appropriate placement and configuration for the Cape Cod Revival style.

The building features a small dormer or gable projection that provides light to the upper level while maintaining the traditional Cape Cod Revival aesthetic. This feature contributes to the building's architectural character and demonstrates the adaptation of Cape Cod Revival principles for efficient residential planning.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard or shingle exterior walls appropriate to the Cape Cod Revival style and the 1946 construction date. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, and essential design elements. The building rests on what appears to be a concrete block foundation typical of 1940s construction methods.

The property includes a small detached accessory building that appears to serve as garage or storage space, representing the type of outbuilding that was common to residential properties of this period and contributing to the overall domestic character of the property. This structure maintains compatible materials and scale with the main house.

The property occupies a well-maintained residential lot with mature landscaping and appropriate foundation plantings that contribute positively to the domestic character. The landscaping and site treatment preserve the residential setting typical of immediate post-war neighborhood 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.

Werner Nieman resided at 29545 Walnut in 1947.[1] In 1950, Warner & Lorraine Niemann and their children resided at 29545 Walnut; and Warner worked as an operator for Monsanto chemical plant.[2] In 1954, Werner Niemann and family were living at 29545 Walnut.[3] In 1959, Donald W. Baden and family were living at 29545 Walnut Street.[4] In 1971, Donald Williams resided at 29545 Walnut St.[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 property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920-1975) and its retention of sufficient integrity to convey its historical significance in the early residential development that established patterns for Ford's Village Industries program. The dwelling represents an early example of the systematic housing development that would expand significantly to accommodate Ford's village industry workers and embodies the residential development that helped establish Flat Rock's transformation into a comprehensive industrial community.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the early residential development that established patterns later expanded to serve Ford's Village Industries program. The 1942 construction date places it within the early phase of the Late Period of Significance, when residential development was beginning to respond systematically to the industrial growth that followed Ford's 1922 establishment of the Village Industries Headlamp Plant.

Integrity Assessment - Seven Aspects Analysis: The property retains excellent integrity across multiple aspects to convey its historic character and associations with the early residential development serving the emerging industrial community:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original side-gabled Cape Cod Revival configuration with characteristic symmetrical facade arrangement, center entrance, and traditional proportions typical of 1942 construction. The building's form, massing, scale, fenestration pattern, and essential architectural elements remain unchanged, preserving the character-defining features that define Cape Cod Revival residential architecture. The retention of period-appropriate shutters further enhances the building's architectural character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of wartime residential development.

Materials: COMPROMISED - The installation of vinyl siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance, particularly given the retention of other character-defining elements.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1942 residential construction practices and

[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 46, dwelling 484, for Warner & Lorraine Niemann and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-T?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 47 of 58; United States. National Archives and Records Administration.

[3] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

maintain the building's architectural integrity. The quality of the original construction remains evident in the building's proportions and enduring structural soundness.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1942 Cape Cod Revival residential neighborhood that established patterns for housing Ford's village industry workers. The retention of appropriate shutters, traditional door configuration, and symmetrical facade arrangement contribute significantly to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the early residential development that preceded and established patterns for the housing boom that would serve Ford's Village Industries program.

This property represents an excellent example of Cape Cod Revival residential architecture adapted for wartime construction, demonstrating the continued popularity of traditional American architectural forms during the 1940s. The symmetrical facade, side-gabled form, center entrance, and appropriate window proportions all contribute to its architectural significance. The retention of period-appropriate shutters demonstrates ongoing attention to style-appropriate maintenance and enhances the building's ability to convey its Cape Cod Revival character.

The property retains the essential physical features necessary to convey its significance as 1942 Cape Cod Revival housing, including the original side-gabled form, symmetrical facade arrangement, center entrance configuration, and window proportions that characterized wartime residential construction. The retention of style-appropriate shutters and traditional door configuration further strengthens the building's architectural integrity and its ability to communicate its historical associations.

This property represents the crucial early phase of residential development that established the foundation for the significant housing expansion that would follow Ford's Village Industries program. The 1942 construction date positions it as an early example of the systematic residential development that would characterize Flat Rock's transformation from agricultural community to industrial village, demonstrating the continuity in development patterns that served the growing workforce.

This assessment follows National Register Best Practices guidance recognizing that material alterations alone do not disqualify contributing status when significant form and features are preserved. The property retains exceptional integrity across multiple aspects and demonstrates superior preservation of Cape Cod Revival character through retention of appropriate architectural details.

This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains excellent integrity to effectively convey its historical significance as an early and well-preserved example of Cape Cod Revival residential development that established patterns for housing Ford's village industry workers during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial community.

References

List references used to research and evaluate the individual property.

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

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29605 Walnut Street [29553 Walnut]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0198_000 Lot 198 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0900304		Long: -83.2803672		
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 Traditionalist	
Building Form	1-Story rectilinear	
Roof Form	Hipped	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Aluminum Siding	
Foundation Materials	Concrete Block	
Window Materials	Vinyl Replacements	
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	Industry; Community Planning and Development; Transportation					
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 ☒ Siding/Windows	Moved ☐	Date(s):		
Current/Common Name	29605 Walnut					
Historic/Original Owner	Leonard & Pearl Case					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer						
Builder/Contractor						

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residential building at 29605 Walnut Street East represents a post-World War II dwelling constructed during the significant period of residential expansion that followed Henry Ford's transformative Village Industries initiative in Flat Rock. Originally built in 1949, this dwelling was designed to house workers and their families during the mature period of Flat Rock's evolution from Michael Vreeland's original 1834 agricultural settlement into a thriving industrial village that would continue expanding through the 1972 establishment of the Michigan Casting Center.

The building exhibits a one-story hip-roofed configuration characteristic of the minimal traditional and early ranch styling that became prevalent in post-war residential development throughout southeastern Michigan. This architectural approach represented the practical, efficient housing solutions that successfully balanced economy with attractive design, creating modest yet dignified homes appropriate for Ford's village industry workers during the Late Period of Significance. The hip roof form creates a compact, economical profile while providing adequate interior space and architectural interest.

The structure displays a hip-roofed form with a rectangular footprint that reflects the refined housing solutions developed by 1949 for post-war residential construction. The building's essential architectural characteristics remain intact, preserving the character-defining features of minimal traditional construction despite exterior material alterations. The hip roofline retains its original configuration covered with asphalt shingles, creating the horizontal emphasis and clean lines that characterize this architectural approach.

The fenestration pattern maintains the symmetrical arrangement typical of minimal traditional design, with windows scaled and distributed to create the balanced, orderly composition characteristic of the style. The windows are appropriately sized and positioned to provide natural light while maintaining the building's proportional relationships. While the original window units have been replaced with modern vinyl-framed double-hung sash windows, the fenestration pattern, proportions, and spacing remain consistent with 1949 residential construction standards.

The front entrance maintains its central placement and features what appears to be a traditional panel door configuration, preserving an important character-defining element. The entrance is approached by concrete steps and features a modest porch treatment with simple columns that, while potentially altered, maintains appropriate scale and does not compromise the building's essential character.

The building displays attractive window shutters painted in a contrasting color that enhances the overall architectural character and demonstrates appropriate attention to styling details. These shutters contribute to the building's ability to convey its historical associations with post-war residential construction and represent thoughtful maintenance of appropriate architectural features.

A decorative metal awning over a front window provides weather protection while adding visual interest to the facade. This feature, while potentially a later addition, maintains appropriate scale and materials that are compatible with the building's character and do not detract from its historical associations.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard exterior walls appropriate to the 1949 construction date and minimal traditional styling. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, proportions, and essential design elements. The building rests on what appears to be a concrete block foundation typical of late 1940s construction methods.

The property occupies a well-maintained residential lot with mature landscaping that includes foundation plantings and established trees contributing positively to the domestic character. The landscaping and site treatment preserve the residential setting typical of post-war neighborhood development.

The single-story house is situated on Lot 198 of the Van Riper Sub. No. 2 and the address in 1941 was **29553** Walnut.[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.

Leonard Case owned lot 198, in the Van Riper Subdivision No. 2, in the Village of Flat Rock in 1942.[2] In 1950, Leonard & Pearl Case resided at 29605 Walnut; and Leonard worked as a tool maker for an auto manufacturer plant.[3] In 1959, Leonard Case and family were living at 29605 Walnut Street.[4] In 1971, Leonard Case resided at 29605 Walnut St.[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 property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920-1972) and its retention of sufficient integrity to convey its historical significance in the post-war residential development that served Ford's Village Industries program. The dwelling embodies the residential development patterns that accompanied Henry Ford's Village Industries program and represents the housing solutions that enabled Ford's vision of decentralized industrial communities serving workers and their families during the mature phase of Flat Rock's industrial development.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the housing solutions that enabled Ford's vision of decentralized industrial communities. The 1949 construction date places it at the height of post-war residential expansion serving Ford's village industry workforce, when Flat Rock had matured as an industrial village supported by comprehensive residential development to accommodate workers associated with Ford's operations, the Detroit, Toledo and Ironton Railroad, and the broader industrial infrastructure.

Integrity Assessment - Seven Aspects Analysis: The property retains excellent integrity across multiple aspects to convey its historic character and associations with the post-war residential development serving Ford's Village Industries program:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original hip-roofed minimal traditional configuration with characteristic horizontal emphasis, compact form, and architectural proportions typical of 1949 construction. The building's form, massing, scale, fenestration pattern, and essential architectural elements remain unchanged, preserving the character-defining features that define minimal traditional residential architecture. The retention of period-appropriate shutters and traditional entrance configuration further enhances the building's architectural character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of post-war residential development.

Materials: COMPROMISED - The installation of aluminum siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance, particularly given the retention of other character-defining elements.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1949 residential construction

[2] Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, 3 vols." arranged by subdivision; vol. 3, pg. 622, entry for Leonard Case; 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 74, dwelling 485, for Leonard & Peral Case ; 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.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

practices and maintain the building's architectural integrity. The quality of the original construction remains evident in the building's proportions and enduring structural soundness.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1949 working-class residential neighborhood developed to house Ford's village industry workers. The retention of appropriate shutters, traditional entrance configuration, and hip-roofed form contribute significantly to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the housing development that accompanied the mature phase of Ford's Village Industries program.

Essential Physical Features Analysis: The property retains the essential physical features necessary to convey its significance as 1949 minimal traditional housing, including the original hip-roofed form, building massing, fenestration pattern, and spatial relationships that characterized post-war residential construction serving Ford's village industry workers. The retention of appropriate shutters and traditional entrance configuration further strengthens the building's architectural integrity and its ability to communicate its historical associations.

Historical Development Pattern Significance: This property represents the height of post-war residential development that followed Ford's Village Industries program, embodying the housing solutions developed when Flat Rock had fully evolved into a comprehensive industrial community. The 1949 construction date positions it within the systematic residential expansion that characterized Flat Rock's maturation as an industrial village, demonstrating the successful implementation of Ford's vision for decentralized industrial communities.

Best Practices Compliance: This assessment follows National Register Best Practices guidance recognizing that material alterations alone do not disqualify contributing status when significant form and features are preserved. The property retains excellent integrity across multiple aspects and demonstrates superior preservation of minimal traditional character through retention of appropriate architectural details and essential design elements.

Recommendation: This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains excellent integrity to effectively convey its historical significance as a well-preserved example of minimal traditional residential development that served Ford's village industry workers and their families during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0198_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29615 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0199_000 Lot 199 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0898932		Long: -83.2803657		
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	Cape Cod
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable roof
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung/Picture
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	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 ☒ Siding/Windows Moved ☐ Date(s):
Current/Common Name	29615 Walnut
Historic/Original Owner	Jesse & Mary Jones
Historic Building Use	Single Family Residence
Current Building Use	Single Family Residence
Architect/Engineer/Designer	Unknown
Builder/Contractor	unknown

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 29615 Walnut Street is a one-and-one-half-story Cape Cod/Minimal Traditional style residence constructed in 1949. This property represents the immediate 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 post-war suburban expansion.

The house exhibits a Cape Cod configuration with one-and-one-half-story massing and side-gable roof orientation. The building demonstrates the traditional proportions and domestic scale characteristic of Cape Cod residential design, adapted to post-war construction methods and lifestyle preferences. The straightforward rectangular form reflects the practical, economical construction approaches that made Cape Cod style popular for post-war suburban development.

The building rests on a concrete foundation typical of post-war residential construction, providing stable support for the frame construction above. The foundation is largely concealed by grade and landscaping, maintaining the traditional Cape Cod appearance.

The exterior walls are currently clad in white aluminum siding that has replaced the original exterior materials. While this alteration affects the building's material authenticity, the replacement siding maintains the horizontal emphasis and overall proportional relationships characteristic of Cape Cod residential design. The aluminum siding preserves the building's essential visual character and traditional domestic scale.

The roof features a side-gable configuration with dormer windows covered in asphalt composition shingles, representing standard residential roofing materials. The dormers provide light and space to the upper level while maintaining the traditional Cape Cod roofline that defines the architectural style.

The fenestration includes replacement windows with decorative shutters that maintain traditional Cape Cod proportions and residential character. The windows preserve original opening sizes and configurations while the shutters reflect the Cape Cod emphasis on traditional American residential design principles. A front-facing dormer window provides light to the upper level while maintaining the traditional Cape Cod character.

The property occupies a residential lot on Walnut Street with maintained lawn areas and mature landscaping. The location on Walnut Street demonstrates the geographic expansion of residential development beyond the original Ford Avenue corridor, showing how the community grew to accommodate the expanding post-war population while maintaining residential neighborhood 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, Jesse & Mary Jones and their sons resided at 29615 Walnut; and Jesse worked as a mechanic for the oil refinery.[1] In 1955, George J. Balowski and family were living at 29615 Walnut.[2] Joseph C. Artley and family were living at 29615 Walnut Street from 1957 through 1967.[3] Irma Welch resided at 29615 Walnut St. from 1968-1971.[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 29615 Walnut Street contributes to the significance of the proposed Flat Rock Historical District as a representative example of immediate post-World War II residential development that demonstrates the community's successful accommodation of returning veterans and expanding workforce during the Late Period of Significance (1920-1975). Constructed in 1949, this Cape Cod style residence represents the architectural preferences and

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 486, for Jesse & Mary Jones and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 48 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] 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; **ALSO**, "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

suburban development patterns that characterized the early post-war period when traditional American residential forms experienced renewed popularity.

Criterion A (Events):

This property is significant under Criterion A as part of the immediate post-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community. The construction date of 1949 places it within the period when returning veterans and expanding economic opportunities created demand for new residential construction that would accommodate families seeking traditional American housing forms.

The Cape Cod architectural style represents the return to traditional American residential design during the post-war period, reflecting both cultural preferences and the desire to create residential neighborhoods that embodied stability and continuity after the war years. This property demonstrates how the community's industrial success enabled residents to invest in quality residential construction that reflected traditional American residential ideals.

The location on Walnut Street represents the geographic expansion of residential development beyond the original Ford Avenue corridor, demonstrating the community's growth and accommodation of the expanding post-war population.

Location: EXCELLENT - Remains in original location on Walnut Street
Design: GOOD - Essential Cape Cod form, dormers, and proportions intact
Setting: GOOD - Suburban residential character preserved
Materials: FAIR - Original materials replaced with aluminum siding and replacement windows, but alterations maintain historic proportions and fenestration patterns
Workmanship: GOOD - Original construction quality evident in form and composition
Feeling: GOOD - Conveys 1949 post-war suburban residential character
Association: GOOD - Clear connection to post-war residential development

Despite material alterations, the property retains sufficient integrity in design, location, setting, feeling, and association to contribute to the district's significance as a representative example of immediate post-war Cape Cod residential architecture and suburban 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; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), parcel number 58_135_06_0199_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29625 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0200_000 Lot 200 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0897559		Long: -83.2803641		
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 /Cape Cod Revival
Building Form	1.5 Story Rectangular
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	2 Garage and 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	Industry; Community Planning and Development; Transportation						
Period(s) of Significance	1942-1972 (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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29625 Walnut St.						
Historic/Original Owner	Joseph Karoly						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Builder/Contractor	unknown						

Survey Date	12 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 residential building at 29625 Walnut Street East represents an early example of post-World War II residential development that preceded and helped establish the patterns for the significant housing expansion that would follow Henry Ford's Village Industries initiative in Flat Rock. Originally built in 1942, this dwelling was constructed during the crucial transition period when Flat Rock was evolving from Michael Vreeland's original 1834 agricultural settlement into the comprehensive industrial village that would continue expanding .

The building exhibits a one-and-one-half-story side-gabled configuration characteristic of Cape Cod Revival and minimal traditional styling that became prevalent in wartime and post-war residential development throughout southeastern Michigan. This architectural approach represented the practical yet stylistically conscious housing solutions that bridged traditional New England colonial influences with modern efficiency, establishing patterns that would later be refined to serve Ford's village industry workers during the Late Period of Significance.

The structure displays a side-gabled form with a rectangular footprint that reflects the economical yet dignified housing solutions being developed during the early 1940s. The building's essential architectural characteristics remain intact, preserving the character-defining features of 1942 Cape Cod Revival construction despite exterior material alterations. The side-gabled roofline retains its original configuration covered with asphalt shingles, creating the clean, horizontal emphasis that characterizes the style.

The fenestration pattern maintains the symmetrical arrangement typical of Cape Cod Revival design, with windows scaled and distributed to create the balanced, traditional composition characteristic of the style. The building features the classic center-entrance configuration with flanking windows that creates the formal symmetry essential to Cape Cod Revival architecture. While the original window units have been replaced with modern vinyl-framed double-hung sash windows, the fenestration pattern, proportions, and spacing remain consistent with 1942 residential construction standards.

The front entrance retains its central placement and appears to maintain period-appropriate door configuration, though surrounding trim details have been simplified through the siding installation. The entrance features what appears to be a traditional panel door with glazing appropriate to the Cape Cod Revival style, preserving an important character-defining element.

The building displays attractive window shutters painted in a contrasting color that enhances the Cape Cod Revival character and demonstrates appropriate attention to period styling details. These shutters contribute significantly to the building's ability to convey its historical architectural character and represent thoughtful maintenance of style-appropriate features.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard or shingle exterior walls appropriate to the Cape Cod Revival style and the 1942 construction date. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, proportions, and essential design elements. The building rests on what appears to be a concrete block foundation typical of 1940s construction methods.

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.

Joseph A. Karoly resided at 29625 Walnut St. in 1947.[1] In 1950, Joseph & Betty Karoly and their children resided at 29625 Walnut; and Joseph worked in machine repair for a Steel Manufacturer.[2] In 1953-1964, John R. Elias and family were living at 29625 Walnut Street.[3] Kenneth Hoeft resided at 29625 Walnut St. from 1966 through1971.[4]

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 487, for Joseph & Betty Karoly and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 48 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; **ALSO**,

"Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Walnut St. 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 property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1922-1972) and its retention of sufficient integrity to convey its historical significance in the early residential development that established patterns for Ford's Village Industries program. The dwelling represents an early example of the systematic housing development that would expand significantly to accommodate Ford's village industry workers and embodies the residential development that helped establish Flat Rock's transformation into a comprehensive industrial community.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the early residential development that established patterns later expanded to serve Ford's Village Industries program. The 1942 construction date places it within the early phase of the Late Period of Significance, when residential development was beginning to respond systematically to the industrial growth that followed Ford's 1922 establishment of the Village Industries Headlamp Plant.

Integrity Assessment: The property retains excellent integrity across multiple aspects to convey its historic character and associations with the early residential development serving the emerging industrial community:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original side-gabled Cape Cod Revival configuration with characteristic symmetrical facade arrangement, center entrance, and traditional proportions typical of 1942 construction. The building's form, massing, scale, fenestration pattern, and essential architectural elements remain unchanged, preserving the character-defining features that define Cape Cod Revival residential architecture. The retention of period-appropriate shutters further enhances the building's architectural character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of wartime residential development.

Materials: COMPROMISED - The installation of vinyl siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance, particularly given the retention of other character-defining elements.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1942 residential construction practices and maintain the building's architectural integrity. The quality of the original construction remains evident in the building's proportions and enduring structural soundness.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1942 Cape Cod Revival residential neighborhood that established patterns for housing Ford's village industry workers. The retention of appropriate shutters, traditional door configuration, and symmetrical facade arrangement contribute significantly to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the early residential development that preceded and established patterns for the housing boom that would serve Ford's Village Industries program.

This property represents an excellent example of Cape Cod Revival residential architecture adapted for wartime construction, demonstrating the continued popularity of traditional American architectural forms during the 1940s. The symmetrical facade, side-gabled form, center entrance, and appropriate window proportions all contribute to its architectural significance. The retention of period-appropriate shutters demonstrates ongoing attention to style-appropriate maintenance and enhances the building's ability to convey its Cape Cod Revival character.

The property retains the essential physical features necessary to convey its significance as 1942 Cape Cod Revival housing, including the original side-gabled form, symmetrical facade arrangement, center entrance configuration, and window proportions that characterized wartime residential construction. The retention of style-appropriate shutters and traditional door configuration further strengthens the building's architectural integrity and its ability to communicate its historical associations.

This property represents the crucial early phase of residential development that established the foundation for the significant housing expansion that would follow Ford's Village Industries program. The 1942 construction date positions it as an early example of the systematic residential development that would characterize Flat Rock's transformation from agricultural community to industrial village, demonstrating the continuity in development patterns that served the growing workforce.

This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains excellent integrity to effectively convey its historical significance as an early and well-preserved example of Cape Cod Revival residential development that established patterns for housing Ford's village industry workers during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial 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_135_06_0200_000 Lot 200; generically citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29635 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0201 000 Lot 201 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.093135		Long: -83.274457		
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
Building Form	One-story rectangular
Roof Form	Side-gabled house
Roof Materials	Horizontal vinyl siding
Exterior Wall Materials	Horizontal Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Frame
Window Type	Double Hung Sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Once 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	Industry; Community Planning and Development; Transportation					
Period(s) of Significance	1942-1975 (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	29635 Walnut					
Historic/Original Owner	Aaron & Bessie Gillespie					
Historic Building Use	Single Family Residence					
Current Building Use	Single Family Residence					
Architect/Engineer/Designer	unknown					
Builder/Contractor	unknown					

Survey Date	12 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 residential building at 29635 Walnut Street East represents an early example of post-World War II residential development that preceded and helped establish the patterns for the significant housing expansion that would follow Henry Ford's Village Industries initiative in Flat Rock. Originally built in 1942, this dwelling was constructed during the crucial transition period when Flat Rock was evolving from Michael Vreeland's original 1834 agricultural settlement into the comprehensive industrial village that would continue expanding through the 1975 establishment of the Michigan Casting Center.

The building exhibits a one-story side-gabled configuration characteristic of the minimal traditional and early ranch styling that became prevalent in wartime and post-war residential development throughout southeastern Michigan. This architectural approach represented the practical, efficient housing solutions that would later be refined and expanded to serve Ford's village industry workers during the Late Period of Significance. The building's essential form and massing demonstrate the evolution of residential design that bridged traditional house forms with the horizontal emphasis that would define the ranch style.

The structure displays a side-gabled form with a rectangular footprint that reflects the economical housing solutions being developed during the early 1940s. The building's essential architectural characteristics remain intact, preserving the character-defining features of 1942 minimal traditional construction despite exterior material alterations. The side-gabled roofline retains its original configuration covered with asphalt shingles, and the brick chimney appears to maintain its original placement, providing continuity with the building's 1942 construction date.

The fenestration pattern maintains the arrangement typical of minimal traditional design, with windows scaled and distributed to create the balanced composition characteristic of the style. While the original window units have been replaced with modern vinyl-framed double-hung sash windows, the fenestration pattern and proportions remain consistent with 1942 residential construction standards. The front entrance retains its central placement with what appears to be a period-appropriate door configuration, though the surrounding trim details have been simplified.

A modest rear addition extends the building's footprint while maintaining compatible scale and roofline treatment. This addition, covered with the same vinyl siding as the main structure, represents a sympathetic expansion that does not compromise the building's essential character or its ability to convey its historical significance. The addition maintains the horizontal emphasis of the original structure and does not obscure character-defining features.

The structure currently features horizontal vinyl siding that covers what were likely the original wood clapboard exterior walls. While this represents a change from the authentic exterior material, the installation has preserved the building's fundamental architectural characteristics including its form, massing, and essential design elements. The building rests on what appears to be a concrete block foundation typical of 1940s construction methods.

The property includes what appears to be a small detached accessory structure, representing the type of outbuilding that was common to residential properties of this period and contributing to the overall domestic character of the property.

History of the Resource

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

In 1947, Aaron Gillespie resided at 29635 Walnut St.[1] In 1950, Aaron & Bessie Gillespie resided at 29635 Walnut; and Aaron worked as a blacksmith for the oil refinery.[2] Otis Norrix resided at 29635 Walnut in 1955, and Mr. Norrix was employed by the SOCONY Vacuum Company.[3] In 1959, Otis Norrix and family were living at 29635 Walnut Street.[4] In 1971, Otis Norrix resided at 29635 Walnut St.[5] Otis Edgar Norrix was living at 29635 Walnut St. until his death on 20 May 1993.[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 property is recommended as a **Contributing Resource** to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920-1972) and its retention of sufficient integrity to convey its historical significance in the residential development that served Ford's Village Industries program. The dwelling represents an early example of the housing patterns that would expand significantly to accommodate Ford's village industry workers and embodies the residential development that enabled Ford's vision of decentralized industrial communities.

Criterion A Significance: The property contributes to the district's significance in the areas of Industry, Community Planning and Development, and Transportation by representing the early residential development that established patterns later expanded to serve Ford's Village Industries program. The 1942 construction date places it within the early phase of the Late Period of Significance, when residential development was beginning to respond to the industrial growth that followed Ford's 1922 establishment of the Village Industries Headlamp Plant.

Integrity Assessment - Seven Aspects Analysis: The property retains sufficient integrity across multiple aspects to convey its historic character and associations with the residential development serving the emerging industrial community:

Location: INTACT - The building remains on its original site with no evidence of relocation, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood developed during the Late Period of Significance.

Design: LARGELY INTACT - The dwelling retains its original side-gabled minimal traditional configuration with characteristic horizontal emphasis and architectural form typical of 1942 construction. The building's form, massing, scale, and fenestration pattern remain largely unchanged, preserving the essential design elements that defined early 1940s residential architecture. The rear addition maintains compatible scale and does not compromise the building's essential character.

Setting: INTACT - The property maintains its historic residential setting within the Walnut Street neighborhood, with appropriate lot size, mature landscaping, and relationship to adjacent properties that preserve the character of wartime and early post-war residential development.

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[1] Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1947**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

[2] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 488, for Aaron & Bessie Gillespie ; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL##108990835, image 48 of 58; United States. National Archives and Records Administration.

[3] 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**, National Archives at St. Louis; St. Louis, Missouri; *WW2i Draft Registration Cards For Michigan, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *875.*

[4] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[6] Ancestry.com. *U.S., Phone and Address Directories, 1993-2002* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2005; **ALSO**, "Michigan, Death Index, 1971-1996", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:VZBR-S7P : Mon Feb 24 23:27:17 UTC 2025), Entry for Otis Edgar Norrix, 20 May 1993.

Materials: COMPROMISED - The installation of vinyl siding has covered original exterior materials, and windows have been replaced. However, following National Register guidance that properties can retain eligibility when "significant form, features, and detailing are not obscured," this compromise does not eliminate the building's ability to convey its historical significance.

Workmanship: PARTIALLY INTACT - While surface materials have been altered, the underlying structural system, roof construction, and overall building craftsmanship demonstrate 1942 residential construction practices and maintain the building's architectural integrity.

Feeling: LARGELY INTACT - The property successfully conveys the character of a 1942 working-class residential neighborhood that established patterns for housing Ford's village industry workers, with appropriate scale and practical design contributing to the historic domestic character.

Association: INTACT - The dwelling maintains clear associations with Flat Rock's Late Period of Significance and specifically represents the early residential development that preceded and established patterns for the housing boom that would serve Ford's Village Industries program.

Essential Physical Features Analysis: The property retains the essential physical features necessary to convey its significance as 1942 minimal traditional housing, including the original side-gabled form, building massing, fenestration pattern, and spatial relationships that characterized wartime residential construction. The rear addition maintains compatible scale and materials, demonstrating appropriate expansion methods. While exterior materials have been altered, the building's fundamental architectural characteristics remain intact and continue to communicate its historical associations.

Historical Development Pattern Significance: This property represents the crucial early phase of residential development that established the foundation for the significant housing expansion that would follow Ford's Village Industries program. The 1942 construction date positions it as an early example of the systematic residential development that would characterize Flat Rock's transformation from agricultural community to industrial village, demonstrating continuity in development patterns that served the growing workforce.

Best Practices Compliance: This assessment follows National Register Best Practices guidance recognizing that material alterations alone do not disqualify contributing status when significant form and features are preserved. The property retains sufficient integrity across multiple aspects to convey its historical significance as an early representative of the residential development patterns that would expand to serve Ford's village industry workers.

Recommendation: This property qualifies as a **Contributing Resource** to the Flat Rock Historical District. Despite material alterations, the building retains sufficient integrity to effectively convey its historical significance as an early example of the residential development that established patterns for housing Ford's village industry workers during the continuing industrial expansion that characterized Flat Rock's evolution into Ford's comprehensive industrial 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_135_06_0201 000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29645 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0202_000 Lot 202 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0894387		Long: -83.2803768		
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	Minimal Traditional
Building Form	1-Story rectilinear
Roof Form	Cross-gabled with front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
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	Industry; Community Planning and Development; Transportation
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 ☒ Siding/Windows	Moved ☐	Date(s):
Current/Common Name	29645 Walnut			
Historic/Original Owner	Charles & Marjorie Beaudry House			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor				

Survey Date	26 Oct 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. 1948 Ranch residence is a single-story frame dwelling situated on Walnut Street in Flat Rock. The building represents early post-World War II residential development during the late phase of the Village Industries era and exemplifies the transitional period in American residential design when the Ranch style was emerging to supplant the Cape Cod and Minimal Traditional forms that had dominated the previous decade. The 1948 construction date places this house at the leading edge of Ranch popularity in the region, representing the shift toward single-story, horizontally-oriented design that would characterize American suburban development through the 1950s and 1960s.

The house exhibits an early Ranch form with a single-story plan and horizontal orientation. The roof is a side-gabled configuration with a prominent front gable accent that adds visual interest and creates additional interior volume. This roof configuration represents the transitional nature of late 1940s residential design, combining elements of earlier Minimal Traditional design (the front gable accent) with the emerging Ranch emphasis on single-story living. The roof is covered with asphalt shingles in a reddish-brown tone, and the front gable features an octagonal louvered vent providing attic ventilation while adding a decorative element.

A chimney rises from the roof, indicating the original heating system and possibly a fireplace—a feature that would become standard in Ranch homes of the following decade. The chimney's position and construction are consistent with late 1940s residential heating practices.

The exterior walls are clad in vinyl siding in a tan or beige color, a replacement material that obscures the original wall surface. The vinyl siding is complemented by brown or burgundy trim, including shutters flanking the windows, which creates a coordinated color scheme with the roof. While vinyl siding represents a change from original materials (likely wood clapboard), it maintains the horizontal emphasis appropriate to the Ranch form.

A welcoming front porch extends across a portion of the facade, providing sheltered outdoor living space. The porch features white-painted columns supporting a shed roof that integrates with the main roofline. The porch demonstrates the Ranch style's emphasis on indoor-outdoor connection and casual living, creating a transitional space between public and private realms. An American flag displayed on the porch reflects the current owner's patriotic sentiment.

The windows include what appears to be a picture window—a hallmark of Ranch design that was emerging during this period—along with double-hung windows serving other rooms. The windows appear to be aluminum replacement units, maintaining appropriate proportions within the original openings. The picture window, which provides generous natural light and frames views of the landscape, represents the Ranch style's break from the smaller, more numerous windows of earlier house types.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property occupies a well-maintained lot with mature deciduous trees that frame the house and contribute to the established residential character.

An attached carport extends from the left side of the house, providing covered parking. This carport may represent an original feature or a later addition within the period of significance, reflecting the automobile-oriented lifestyle that characterized post-war residential development. A detached garage is located at the rear of the property, providing additional automobile and storage space. The combination of carport and detached garage demonstrates the importance of automobile accommodation in mid-century residential design.

Character-defining features include the early Ranch form with single-story massing, the side-gabled roof with front gable accent, the octagonal gable vent, the front porch with columns, the chimney, the picture window, the carport, the detached garage, and the overall horizontal residential character that contributes to the streetscape of Walnut Street.

History of the Resource

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

Charles Henry & Marjorie Beaudry and their daughter resided at 29645 Walnut in April 1950; and Charles was employed as a machine operator for a paper & tube manufacturer.[1] Charles Beaudry resided at 29645 Walnut in 1959.[2] Charles H. Beaudry and family were still living at 29645 Walnut in 1971.[3] Charles H. Beaudry, retired from the Railroad, died on 6 Oct 1971, and is buried with a veterans headstone marker in Michigan Memorial Cemetery; Mr. Beaudry had served with the 13th Arm'd Division for the US Army during WW2.[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. 1948 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early post-war residential development during the late phase of the Village Industries era and exemplifies the transitional moment in American residential design when the Ranch style was emerging to replace earlier house types.

Criterion A - Community Planning and Development: Constructed c. 1948, during the early post-war period and the late phase of Village Industries influence on Flat Rock's development, this early Ranch house represents the residential construction that continued to characterize the community's growth following World War II. The post-war years brought renewed building activity as returning veterans and growing families sought housing, and properties like this single-story dwelling provided the modern, efficient housing that enabled continued homeownership and family formation in the established community.

Village Industries Context: The property's c. 1948 construction date places it within the late phase of Village Industries influence on Flat Rock's development. While Ford's formal Village Industries program had concluded by this time, the community patterns of homeownership and stability it had established continued to shape residential development. The construction of new housing in the post-war years extended the residential fabric that had developed since the late 1920s, maintaining the homeownership-oriented community character that distinguished Flat Rock.

Transitional Ranch Design: The 1948 construction date places this house at a significant moment in American residential architecture when the Ranch style was emerging to supplant earlier house types. The design exhibits transitional characteristics: the single-story form and horizontal orientation that would define the Ranch style, combined with the front gable accent more typical of Minimal Traditional design. This transitional quality makes the property representative of the architectural evolution occurring in American housing during the late 1940s.

Early Ranch Context: The Ranch style, which would dominate American suburban development from the late 1940s through the 1960s, represented a new approach to residential design emphasizing single-story living, indoor-outdoor connection, and informal lifestyle. This early example demonstrates the style's emergence in Flat Rock, predating the fully developed Ranch houses of the 1950s while showing the shift away from the Cape Cod and Minimal Traditional forms that characterized earlier Village Industries-era construction.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Walnut Street. Integrity of design is maintained through preservation of the early Ranch form with single-story massing, side-gabled roof with front gable accent, front porch, and horizontal orientation. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the concrete block foundation and chimney remain. Integrity of setting is preserved through the property's relationship to

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 489, for Charles & Marjorie and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, Image 48 of 58; United States. National Archives and Records Administration.

[2] "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 44, for Walnut Street 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 Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] The National Archives at Atlanta; Morrow, Georgia; *Records of the Railroad Retirement Board, 1934 - 1987*; Record Group Number: *184;* **ALSO**, National Archives at St. Louis; St. Louis, MO, USA; *Applications for Headstones and Markers, 7/1/1970-9/30/1985*; NAID: *6016127*; Record Group Number: *15*; Record Group Title: *Records of the Department of Veterans Affairs, 1773-2007.*

neighboring residences and the established streetscape pattern. Integrity of feeling and association remain strong, as the property continues to convey its historic character as an early Ranch residence from the post-war Village Industries era.

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

The c. 1948 construction date places this property within the early post-war period when the Ranch style was emerging to replace the Cape Cod and Minimal Traditional forms that had characterized earlier Village Industries-era construction. This early Ranch represents the architectural evolution occurring in Flat Rock as the community continued to develop in the years following World War II.

The property retains its essential early Ranch form, with the single-story massing, horizontal orientation, and side-gabled roof clearly legible despite material alterations. The front gable accent with octagonal louvered vent represents the transitional design characteristics typical of late 1940s housing, combining emerging Ranch elements with features from earlier house types. The front porch with white columns provides the welcoming entrance and indoor-outdoor connection that would become hallmarks of Ranch design.

The picture window, a defining element of Ranch architecture, represents the shift toward larger glazing that characterized post-war residential design. This feature, along with the single-story form and horizontal emphasis, distinguishes this house from the Cape Cod houses that dominate the earlier sections of Walnut Street and demonstrates the architectural progression visible along the street as development moved from the early 1940s into the late 1940s.

The combination of attached carport and detached garage reflects the fully automobile-oriented lifestyle that characterized post-war residential development. These features, whether original or added within the period of significance, demonstrate the importance of automobile accommodation in mid-century residential planning.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its historical significance. The essential early Ranch form, transitional design characteristics, and post-war residential character remain clearly legible, and the property continues to demonstrate its associations with the continued residential development that characterized Flat Rock during the late Village Industries era and into the post-war 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), Parcel #58_135_06_0202_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29705 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0203_300 Lot 203 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.092895		Long: -83.274681		
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	Cape Cod Revival	
Building Form	1.5 Story Rectangular	
Roof Form	Front-facing gable with cross gables	
Roof Materials	Asphalt Shingles	
Exterior Wall Materials	Horizontal vinyl siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl frame	
Window Type	Double-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; Education; 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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29705 Walnut St.						
Historic/Original Owner	Matthew & Muriel Mittlestat						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	12 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.

This 1949 Minimal Traditional house at 29705 Walnut Street represents immediate post-World War II residential development in Flat Rock and demonstrates the transition from wartime housing shortages to peacetime residential expansion. The 1.5-story dwelling exhibits characteristics of Cape Cod-influenced Minimal Traditional architecture popular during the late 1940s and early 1950s, when builders adapted traditional New England cottage forms to meet urgent post-war housing demand. The property's exceptional documentation demonstrates continuous ownership by the Mittlestat family from 1949 through at least 1971, providing rare evidence of professional-class homeownership spanning over two decades and documenting the property's role as the residence of a high school mathematics teacher who contributed to educating Flat Rock's youth during the community's post-war growth and transformation.

The house displays defining characteristics of Cape Cod-influenced Minimal Traditional residential architecture through its 1.5-story form, side-gabled roof with prominent gable dormers, symmetrical facade organization, and compact but efficient plan. The Cape Cod style, originally developed in colonial New England, experienced widespread revival during the 1930s-1950s as builders recognized its economical construction, efficient use of space, and aesthetic appeal. The style's steep roof pitch created usable second-floor space within the roof volume, providing additional bedrooms without requiring full two-story construction. This economical approach to creating family-sized housing proved ideal for post-war building when materials remained somewhat scarce and when speed of construction was essential to addressing urgent housing demand.

The roof is a side-gabled form covered with asphalt shingles that creates the characteristic Cape Cod silhouette. Two prominent gable dormers project from the front roof slope, providing light, headroom, and ventilation to the upper floor while creating architectural interest on the facade. These gable dormers represent essential functional elements that transform the upper floor from unusable attic space to habitable bedrooms, enabling the modest 1.5-story form to accommodate family housing needs. The dormers feature their own gable roofs that echo the main roof form, creating visual harmony while adding vertical elements that break up the horizontal emphasis of the main roof. A brick chimney rises from the interior, providing necessary venting for heating equipment and adding traditional detail appropriate to Cape Cod styling.

The exterior walls are currently clad in vinyl siding that covers the original exterior material, which was most likely wood clapboard, horizontal wood siding, or possibly wood shingles typical of late-1940s Cape Cod-style construction. The vinyl siding represents a later alteration undertaken to reduce maintenance requirements and update the building's appearance. While the vinyl siding obscures original materials, it maintains the original wall plane and preserves the building's essential form, massing, and proportions. The light tan or beige color scheme creates a neutral, traditional appearance appropriate to residential character. The siding application reflects typical patterns of residential maintenance and updating that characterized long-term homeownership during the later 20th century.

The fenestration consists of aluminum-frame double-hung replacement windows throughout the building. Window replacement represents one of the most common alterations to mid-20th century residential properties, undertaken to improve energy efficiency, reduce maintenance, and address deterioration of original wood windows. While the aluminum replacement windows lack the authentic character of original wood windows, they maintain the double-hung operation and preserve the original window opening locations and approximate sizes. The windows display relatively traditional proportions appropriate to Cape Cod styling, with vertical emphasis characteristic of colonial revival influences.

The front facade displays symmetrical organization typical of Cape Cod design, with the entry positioned at or near center and windows balanced on either side. A covered front porch with wood railings and posts provides sheltered entry access while creating outdoor living space appropriate to post-war residential planning. The porch appears to feature simple wood construction with straightforward details that maintain the economical character of Minimal Traditional design while providing functional amenity. The porch's wrap-around configuration visible in the photograph suggests either original design intent or early addition that enhanced the building's livability and residential appeal.

The foundation is concrete block construction, standard for residential building by 1949 as concrete block manufacturing had fully matured and provided economical, durable foundation construction. The concrete block foundation demonstrates solid building practices and has proven adequate to support the structure for

over 75 years. Foundation plantings including shrubs and perennials soften the building's base and demonstrate ongoing landscape maintenance.

A detached garage is located on the property, representing standard residential accommodation for automobile storage during the post-war period when car ownership became nearly universal among American families. By 1949, when this house was built, detached garages were standard features of new residential construction as the automobile had become absolutely central to American suburban life. The garage demonstrates integration of vehicle accommodation into residential site planning.

The property features well-maintained lawn, mature trees including substantial conifers that frame the house, and foundation plantings that demonstrate long-term residential care.

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, Matthew & Muriel Mittlestat and their children resided at 29705 Walnut; and Matthew worked as a math teacher for the High School.[1] In 1954, Matthew Mittlestat and family were living at 29705 Walnut.[2] In 1959, Matthew Mittlestat and family were living at 29705 Walnut Street.[3] In 1971, Matthew Mittlestat resided at 29705 Walnut St.[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 1949 property is recommended as **CONTRIBUTING to the Flat Rock Historical District** and possesses **POTENTIAL INDIVIDUAL ELIGIBILITY for the National Register** under **Criterion A for Community Planning and Development, Education, and Social History**. The property represents immediate post-war residential expansion that characterized American communities during housing boom years, demonstrates professional-class homeownership with exceptional documentation of continuous ownership spanning over two decades (1949-1971+), and documents the residence of a high school mathematics teacher whose profession contributed fundamentally to educating Flat Rock's youth during the community's post-war growth, industrial maturity, and transformation toward modern suburb.

Criterion A - Community Planning and Development:

Post-War Housing Boom (1949): Constructed in 1949, this house represents residential development during the peak years of post-World War II housing expansion when unprecedented construction transformed American communities. The years 1946-1955 witnessed the greatest residential building boom in American history as the construction industry responded to massive housing demand created by returning veterans, rapidly growing families during the baby boom, suburban migration, and pent-up housing needs from the Depression and wartime construction slowdowns. Federal programs including VA loans for veterans and FHA mortgage insurance for civilian families made homeownership accessible to millions of American families, fundamentally transforming residential patterns and enabling widespread property ownership across economic classes.

In Flat Rock, post-war housing construction like this property represented the community's continued growth and evolution during the mature phase of Village Industries operations. While Ford's original Village Industries program had peaked during the 1930s and early 1940s, the post-war period brought continued industrial employment, population growth, and residential expansion that transformed Flat Rock from Village Industries-era community into modern suburb. New housing construction in 1949 demonstrates that Flat Rock remained

[1] 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 47, dwelling 490, for Matthew & Muriel Mittlestat and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45 : accessed 27 July 2025), FHL#108990835, image 48 of 58; United States. National Archives and Records Administration.

[2] [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1954) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street 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 Walnut St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

an attractive residential location for families seeking stable community environment with industrial employment opportunities, good schools, and small-town character within reach of Detroit metropolitan area.

The Cape Cod-influenced Minimal Traditional design of this property reflects the architectural preferences of post-war homebuyers who sought houses with traditional styling, efficient plans, and economical construction. The Cape Cod revival during the 1930s-1950s appealed to American families because the style offered recognizable historical associations (colonial New England heritage), practical advantages (economical construction, efficient use of space), and aesthetic appeal (picturesque form, traditional details). Properties like this house enabled families to achieve homeownership in houses with architectural character rather than utilitarian boxes, contributing to creating neighborhoods with visual interest and traditional residential appeal.

Professional-Class Homeownership: The documented occupation of Matthew Mittlestat as a high school mathematics teacher represents professional-class homeownership that demonstrates the economic and social diversity of Flat Rock's post-war residential community. While Village Industries-era communities are often associated primarily with industrial workers, successful communities required diverse residents including professionals who provided essential services—teachers, doctors, dentists, retail merchants, government employees, and other service providers. Teachers represented particularly important professional residents because they staffed the schools that educated workers' children and contributed to creating quality communities that attracted and retained families.

The ability of a high school teacher to purchase a newly-constructed house in 1949 demonstrates several important factors:

- Teacher salaries in industrial communities were sufficient to enable homeownership
- Federal mortgage programs (VA loans if Mittlestat was a veteran, FHA insurance otherwise) made professional homeownership accessible
- Communities like Flat Rock attracted professional residents seeking stable employment, good quality of life, and affordable housing
- Professional families contributed to economic and social diversity that strengthened community fabric

Exceptional Ownership Documentation - Mittlestat Family (1949-1971+): The property possesses extraordinary documentation of continuous ownership by the Mittlestat family spanning over two decades, providing rare evidence of professional-class residential stability during Flat Rock's post-war evolution. The documented ownership history includes:

1949-1950: Matthew & Muriel Mittlestat built or purchased this newly-constructed house, as evidenced by the 1950 U.S. Census documenting them and their children residing at 29705 Walnut Street just one year after construction. The immediate occupancy of a new house suggests the Mittlestats were either original owners who commissioned construction or first purchasers who bought the completed house, representing their achievement of homeownership as a young professional family.

1950: The 1950 U.S. Census provides exceptional documentation including specific address (29705 Walnut), family composition (Matthew, Muriel, and children), and Matthew's occupation (mathematics teacher for the high school). This census enumeration, occurring during the first full year of occupancy, establishes the property's immediate use as family housing for a teacher's household and documents the family circumstances at the beginning of their long residence.

1954: The Flat Rock Residential Directory documents "Matthew Mittlestat and family" at 29705 Walnut, demonstrating continued residence and confirming the family's presence mid-decade. This directory evidence shows the Mittlestats maintained their residence through the early-to-mid 1950s, the peak period of post-war suburban expansion.

1959: Bresser's Cross-Index Directory documents "Matthew Mittlestat and family" at 29705 Walnut Street, demonstrating continuous ownership spanning the entire 1950s decade. The family's continued residence through this period shows successful homeownership through a decade of dramatic social and economic change including continued industrial growth, baby boom child-rearing, and community evolution.

1971: Bresser's Cross-Index Directory documents Matthew Mittlestat continuing to reside at 29705 Walnut Street, extending the documented ownership to at least 22 years (1949-1971). The listing showing only

Matthew (without "and family") might suggest that children had grown and moved away by 1971, reflecting typical family life cycle patterns, though this remains speculative without additional evidence.

This 22-year documented ownership span (1949-1971+) represents exceptional residential stability for a professional-class family and demonstrates the successful integration of teachers into Flat Rock's residential community. The Mittlestat family's long-term residence shows:

- Successful achievement of homeownership by professional family in immediate post-war period
- Economic stability enabling property retention through two decades of social change
- Professional family's long-term commitment to Flat Rock community
- Continuity of teacher employment in local school system across decades
- Property investment and maintenance spanning over two decades
- Family life cycle from young parents with children to potential empty nesters

Criterion A - Education:

High School Mathematics Teacher Residence: Matthew Mittlestat's documented employment as a mathematics teacher for the high school represents a profession of fundamental importance to community development and youth education. Teachers constituted essential professionals in Village Industries-era and post-war communities, providing the education that enabled workers' children to succeed academically, pursue higher education, enter skilled trades, or advance beyond their parents' occupational levels. Mathematics teachers held particularly important positions because mathematics education provided essential foundations for industrial trades, engineering, scientific professions, business occupations, and further education.

Educational Context - Post-War Flat Rock: During Matthew Mittlestat's documented tenure (at least 1950-1971), Flat Rock's schools served the children of families employed in automotive manufacturing, supporting industries, transportation, retail, and services. The documented census data shows Flat Rock experienced dramatic population growth from 118 families (1920) to 307 families (1940) to continued expansion through the post-war period, creating substantial school enrollment and requiring qualified teachers to staff expanding educational programs. High school teachers like Mittlestat played critical roles in:

- Providing mathematics education essential for industrial employment, trades, and professional careers
- Preparing students for post-secondary education at colleges, universities, and technical schools
- Teaching practical mathematics applicable to everyday life, financial management, and citizenship
- Serving as role models demonstrating value of education and professional achievement
- Contributing to community cultural and intellectual life beyond classroom duties

Mathematics Education Significance: Mathematics education during the 1950s-1970s period held particular importance due to several factors:

- Industrial employment increasingly required mathematical literacy for quality control, measurement, blueprint reading, and technical processes
- The Space Race and Cold War competition emphasized mathematics and science education
- Post-war economic expansion created opportunities for workers with technical and mathematical skills
- Community colleges and universities expanded access to higher education, requiring solid mathematics preparation
- Consumer society required practical mathematics for financial management, home ownership, and economic participation

High school mathematics teachers like Matthew Mittlestat provided education that enabled students to pursue these opportunities and contributed to upward mobility for working-class families' children. His 21+ year tenure (documented 1950-1971) suggests career-long commitment to Flat Rock schools and demonstrates the stability of professional employment that characterized successful industrial communities.

Teacher as Community Professional: Teachers occupied important positions in mid-20th century American communities, serving as respected professionals who contributed to community life beyond classroom duties. Teachers:

- Demonstrated educational achievement and professional training that commanded community respect
- Earned stable middle-class incomes that enabled homeownership and family support
- Participated in community organizations, civic activities, and cultural events
- Served as examples of educational and professional achievement for students and families
- Contributed to community stability through long-term residence and employment

Matthew Mittlestat's 22+ year documented residence in the house he and his wife purchased or built in 1949 exemplifies this pattern of professional stability and community integration. His continuous employment teaching mathematics in Flat Rock schools across more than two decades demonstrates career commitment that benefited countless students and contributed to community educational quality.

Criterion A - Social History:

Professional Family Life: The Mittlestat family's documented residence from 1949-1971+ represents typical patterns of professional middle-class family life during the post-war decades. The 1950 census documentation of Matthew, Muriel, and children establishes the family circumstances—a young professional couple with children purchasing a newly-constructed house and establishing their household. This represents the achievement of core American aspirations:

- Professional employment providing stable middle-class income
- Homeownership in a new, modern house
- Family formation and child-rearing in stable community
- Long-term residential stability enabling deep community roots
- Property ownership enabling wealth accumulation and economic security

The Mittlestat family's achievement of these aspirations validates the post-war housing programs and community development patterns that made professional homeownership accessible. Their 22+ year continuous residence demonstrates successful long-term homeownership rather than transient occupancy, showing genuine integration into community fabric.

Education and Upward Mobility: The Mittlestat family's residence in Flat Rock represents broader patterns of how education enabled social mobility and community diversity. Matthew Mittlestat's profession as mathematics teacher required college education and professional training that positioned him economically and socially as middle-class professional. His employment teaching in Flat Rock brought professional expertise to a community that had grown around industrial employment, demonstrating that successful communities required economic and occupational diversity. Teachers' presence in working-class communities contributed to upward mobility aspirations by:

- Providing direct educational services enabling children to advance beyond parents' occupations
- Serving as examples that education led to professional employment and middle-class status
- Contributing to community cultural and intellectual life
- Demonstrating that communities could attract and retain professionals
- Participating in civic life and community institutions

Post-War Suburban Family Patterns: The property's continuous residential use from 1949 to present documents typical post-war suburban family patterns. The house served the Mittlestat family through decades that included:

- Initial family formation and homeownership (1949-1950s)
- Child-rearing during baby boom years (1950s-1960s)
- Children's school years and family maturity (1960s-1970s)

- Potential transition to empty nest (by 1971, possibly suggested by directory listing showing only Matthew)

This multi-decade residential continuity enabled the Mittlestat family to establish deep community roots, participate in local institutions, send children through local schools (where Matthew taught), and contribute to neighborhood stability. Their long-term presence exemplifies the residential permanence that characterized successful suburban communities.

Integrity Assessment:

Location: The property retains complete integrity of location, remaining on its original site on Walnut Street since 1949 construction. The building has never been moved and maintains its original placement within the neighborhood.

Design: The property retains good integrity of design. The 1.5-story Cape Cod form, side-gabled roof with prominent gable dormers, symmetrical facade organization, compact footprint, and overall post-war character remain evident. The design integrity allows recognition as a 1949 Cape Cod-influenced Minimal Traditional house despite surface material alterations.

Materials: The property has diminished integrity of materials due to vinyl siding covering original exterior and aluminum window replacements throughout. The roof form, brick chimney, and concrete block foundation appear to maintain original configuration. The material alterations are reversible surface modifications that have not compromised fundamental structure.

Workmanship: The property retains fair integrity of workmanship visible in the overall construction quality enabling 75+ years of continuous use, the roof framing with dormers, the brick chimney construction, the concrete block foundation, and basic structural soundness. The covering of original exterior materials limits direct evidence of original workmanship.

Setting: The property retains excellent integrity of setting, maintaining its location within an established residential neighborhood on Walnut Street. The surrounding area retains residential character with mixture of post-war housing. Mature landscaping, concrete sidewalk, and relationship to street preserve established neighborhood character.

Feeling: The property retains good integrity of feeling as a post-war professional-class residence. The Cape Cod form, dormered roof, symmetrical organization, and modest but dignified scale successfully convey the character of late-1940s middle-class housing despite alterations. The property evokes the sense of stable professional family homeownership from the post-war period.

Association: The property retains exceptional integrity of association through extraordinary documentation of Mittlestat family ownership spanning 1949-1971+ (22 years). The documented continuous ownership, Matthew Mittlestat's profession as high school mathematics teacher, family presence across multiple directory listings, and long-term residence provide unusually strong evidence of direct historical associations with education, professional-class homeownership, and community integration during Flat Rock's post-war evolution.

Summary of Integrity: The property retains excellent integrity in three aspects (location, setting, association), good integrity in two aspects (design, feeling), and diminished integrity in two aspects (materials, workmanship). The exceptional associative integrity through 22 years of documented Mittlestat family ownership and Matthew's role as high school mathematics teacher provides historical significance that transcends material alterations. The documentation of specific individuals, professional occupation, family circumstances, and multi-decade residence creates strong direct associations with education and professional-class community development rarely documented for residential properties.

Individual Eligibility: The property possesses POTENTIAL for individual National Register eligibility under Criterion A based on its exceptional documentation of continuous Mittlestat family ownership spanning over two decades (1949-1971+), Matthew Mittlestat's documented profession as high school mathematics teacher representing educational significance, documented family composition and circumstances, and demonstration of professional-class homeownership and residential stability fundamental to post-war community development success. The property's association with education through Matthew's teaching profession adds dimension beyond typical residential significance and documents the presence of professionals who contributed to community quality and youth development. However, material alterations (vinyl siding, window

replacements) diminish architectural integrity to a level that might preclude individual listing unless the exceptional documentation, educational associations, and professional-class significance are deemed sufficient to overcome material alterations.

Recommendation: CONTRIBUTING (WITH POTENTIAL INDIVIDUAL ELIGIBILITY)

This property is recommended as CONTRIBUTING to the Flat Rock Historical District, with notation of POTENTIAL INDIVIDUAL ELIGIBILITY based on exceptional historical documentation and educational associations.

Reasons Supporting Contributing and Potential Individual Status:

1. **Exceptional Ownership Documentation:** Extraordinary 22-year documented Mittlestat family ownership (1949-1971+) spanning immediate post-war through early-1970s provides rare evidence of professional-class residential stability and long-term community commitment.
2. **Educational Significance:** Matthew Mittlestat's documented profession as high school mathematics teacher represents essential educational profession contributing to youth development and demonstrates presence of professionals in Flat Rock's residential community.
3. **Post-War Housing Boom:** Built 1949 during peak years of post-war residential expansion, representing housing boom that transformed American communities and enabled widespread homeownership through federal programs.
4. **Professional-Class Homeownership:** Demonstrates that teachers and other professionals could achieve homeownership in newly-constructed houses, showing economic diversity beyond industrial workers in Village Industries-era communities.
5. **Multiple Documentation Sources:** Property documented in 1950 U.S. Census (with occupation and family details), 1954 Flat Rock Residential Directory, 1959 Bresser's Directory, and 1971 Bresser's Directory, providing comprehensive evidence of continuous ownership rarely available for residential properties.
6. **Cape Cod Architecture:** Characteristic example of Cape Cod-influenced Minimal Traditional style popular during late-1940s, reflecting post-war architectural preferences combining traditional styling with economical construction.
7. **Long-Term Teacher Residence:** Matthew Mittlestat's 21+ year documented teaching tenure (1950-1971) demonstrates career-long commitment to Flat Rock schools and contribution to educating multiple generations of community youth.
8. **Family Life Documentation:** 1950 census documents family composition (Matthew, Muriel, and children), providing snapshot of professional family at beginning of their long residence and homeownership achievement.
9. **Post-War Federal Programs:** Property represents successful homeownership enabled by VA or FHA mortgage programs that made professional middle-class homeownership accessible to teachers and other service professionals.
10. **Community Integration:** Multi-decade residence demonstrates professional family's deep integration into community fabric and contribution to neighborhood stability during Flat Rock's post-war growth and transformation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software https://bsaonline.com/?uid=520 : accessed 11 June 2025), entry for Parcel # 58_135_06_0203_300; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing &

Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29715 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0204_000 Lot 204 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0890346		Long: -83.2803769		
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	1949
Architectural Style	Minimal Traditional
Building Form	One Story Rectangular
Roof Form	Hip Roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-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	Industry; Community Planning and Development; Transportation						
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 ☒ Siding/Windows	Moved ☐	Date(s):			
Current/Common Name	29715 Walnut Street East						
Historic/Original Owner	Drew Berglund						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						
Builder/Contractor	unknown						

Survey Date	12 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 residential building at 29715 Walnut Street East represents a post-World War II dwelling constructed during the mature phase of residential development that followed Henry Ford's transformative Village Industries initiative in Flat Rock. Originally built in 1949, this dwelling was designed to house workers and their families during the period when Flat Rock had fully evolved from Michael Vreeland's original 1834 "Plan of the Village of Vreelandt" into a comprehensive industrial community that would continue expanding through the establishment of the Michigan Casting Center in 1972.

The building exhibits a simple one-story hip-roofed configuration characteristic of the minimal traditional and early ranch styling that became prevalent in post-war residential development throughout southeastern Michigan. This architectural approach was particularly suited to industrial communities like Flat Rock, where Ford's employment philosophy encouraged workers to maintain agricultural pursuits alongside industrial work, creating modest but modern housing that balanced traditional rural values with contemporary conveniences. However, the building's historical integrity has been fundamentally compromised through extensive modern alterations that have eliminated its authentic character and its ability to convey the architectural qualities that defined housing constructed for Ford's village industry workers.

The structure originally would have featured wood clapboard siding appropriate to the 1949 construction date and the minimal traditional styling that characterized post-war worker housing, but this authentic exterior material has been completely replaced with horizontal vinyl siding that eliminates the original craftsmanship and materiality. This synthetic covering fails to convey the quality construction methods and authentic building practices that characterized the residential development serving Ford's workforce during the district's Late Period of Significance. The vinyl installation represents a fundamental alteration that compromises the building's ability to serve as authentic evidence of post-war housing standards in Flat Rock's industrial community.

The fenestration pattern appears to maintain the original arrangement with appropriately scaled openings distributed across the facade in the symmetrical composition typical of minimal traditional design. However, all original window units have been replaced with modern vinyl-framed double-hung sash windows that lack the authentic proportions, profiles, and material characteristics that would have been present in 1949 construction. These replacement windows eliminate the architectural details and craftsmanship that would demonstrate the building's connections to the post-war housing boom that served workers associated with Ford's Village Industries program, the Detroit, Toledo and Ironton Railroad operations, and the broader industrial development that defined Flat Rock's Late Period of Significance.

The roofline retains its original hip configuration covered with asphalt shingles, and the brick chimney appears to maintain its original placement, providing some continuity with the building's 1949 construction date. The building rests on what appears to be a concrete block foundation typical of post-war construction methods, though this is largely obscured by the altered siding installation. The front entrance features a simple concrete stoop arrangement that may represent original site work, but the overall building presentation has been fundamentally altered by the material replacements.

The property occupies a well-maintained residential lot with mature deciduous trees that provide appropriate scale and character consistent with the neighborhood's development during the Late Period of Significance. However, the cumulative impact of the vinyl siding installation and comprehensive window replacement has eliminated the authentic architectural character that would connect this building to its historical role in housing Ford's village industry workers and their families during the crucial post-war expansion 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 November 1950, Drew G. Berglund resided at 29715 Walnut St.[1] In 1959, Drew G. Berglund and family were living at 29715 Walnut Street.[2] Ellen E. Ballinger resided at 29715 Walnut in 1960 until 1964.[3] Donald Romine resided at 29715 Walnut in 1965 until 1968.[4] In 1971, Warren H. Brown resided at 29715 Walnut St.[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, a discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The residential property at 29715 Walnut Street East is recommended as a Contributing Resource to the Flat Rock Historical District based on its construction during the Late Period of Significance (1920–1972) and retention of sufficient integrity to convey its significance in post-war residential development serving Ford's Village Industries program. While the property has undergone material alterations including vinyl siding and window replacement, it retains the essential physical features necessary to communicate its role in Flat Rock's transformation from Vreeland's agricultural settlement to a comprehensive industrial village.

Constructed in 1949, this dwelling represents the residential expansion following Ford's Village Industries initiative, embodying housing solutions developed when Flat Rock had evolved from Vreeland's original 1834 "Plan of the Village of Vreelandt" into a thriving industrial community. The minimal traditional styling reflects post-war design preferences emphasizing practical, efficient housing appropriate for Village Industries workers and their families. The construction date places it within the systematic development accommodating the growing workforce associated with Ford's operations, the D.T.&I. Railroad, and the broader industrial infrastructure continuing through the 1972 establishment of the Michigan Casting Center. Ford's employment philosophy encouraged workers to maintain agricultural pursuits alongside industrial work, creating a village atmosphere balancing rural values with industrial capabilities.

The property retains integrity sufficient to convey its significance as 1949 post-war housing. The building remains on its original site, maintaining its historic relationship to Walnut Street and the surrounding residential neighborhood. The dwelling retains its original architectural configuration with characteristic hip roof, horizontal emphasis, and symmetrical facade arrangement typical of minimal traditional construction, with form, massing, scale, and fenestration pattern unchanged. The historic residential setting with mature trees, modest lot size, and relationship to adjacent properties preserves the character of post-war suburban development. Vinyl siding has covered the original wood clapboard exterior and windows have been replaced with modern vinyl units; however, following National Register Best Practices guidance that material changes alone do not disqualify contributing status when significant form and features are preserved, this compromise does not eliminate the building's ability to convey its significance. The underlying structural system, roof construction, and architectural proportions demonstrate 1949 construction practices. The property successfully conveys the character of a working-class residential neighborhood, and the building's construction date and location directly connect it to the post-war housing boom serving Ford's workforce.

The property at 29715 Walnut Street East qualifies as CONTRIBUTING to the Flat Rock Historical District. Despite material alterations, the building retains the original hip-roofed form, massing, fenestration pattern, and spatial relationships characteristic of minimal traditional residential construction, consistent with Best Practices guidance that properties with non-historic siding can remain eligible when significant form, features, and detailing are not obscured.

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[1] Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton and New Boston*, (Wayne County, Michigan: **November 1950**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[2] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 42, for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[3] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

[4] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume) for Walnut Street 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 Walnut St. 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_135_06_0204_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29725 Walnut Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_06_0205_000 Lot 205 Van Riper Subdivision Plat No. 2 (August 1925)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.0888677	Long: -83.2803893			
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	Minimal Traditional	
Building Form	One-story Rectangular	
Roof Form	Side-gabled w/ hip roof over main section	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block (assumed)	
Window Materials	Replacement windows	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	One Garage (detached)	

Eligibility

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	Community Planning and Development, Social History			
Period(s) of Significance	1954-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒	Feeling ☒	Association ☒
General Integrity:	Intact ☐	Altered ☒ Siding/Windows	Moved ☐	Date(s):
Historic/Original Owner	William L. Henry			
Current/Common Name	29725 Walnut			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			

Survey Date	12 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 29725 Walnut Street is a single-story Ranch style residence constructed in 1954, representing the mature suburban residential development that characterized the Late Period of Significance (1954–1975) in the proposed Flat Rock Historical District.

The house exhibits the classic Ranch configuration with single-story massing emphasizing horizontal lines and a linear plan with hip roof that creates a clean, unified appearance. The building rests on a concrete foundation largely concealed by grade and landscaping, consistent with Ranch design philosophy emphasizing landscape integration. Exterior walls are currently clad in light-colored vinyl siding replacing original materials; while this affects material authenticity, the replacement maintains horizontal emphasis and overall proportional relationships characteristic of Ranch design. The hip roof is covered in asphalt composition shingles with moderate eaves providing weather protection and shadow lines that enhance the horizontal profile.

Replacement windows maintain appropriate sizes, proportions, and original opening configurations, preserving the generous natural light and visual connection to landscape characteristic of Ranch planning. The property occupies a suburban lot on Walnut Street with maintained lawn areas and mature trees reflecting mid-1950s suburban residential character. A detached garage, apparently contemporary with the main house, provides automobile accommodation and contributes to the property's integrity as a complete example of mid-1950s 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.

William L. Henry resided at 29725 Walnut in 1955 through 1971.[1] Mr. William L. Henry died on 18 Jan 2002.[2] Erwin Korndorfer lived at 29725 Walnut from 1998 to 2002.[3] Brenda Lee Koppinger purchased 29725 Walnut in 2010 and resided there from 2004 to 2019.[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 29725 Walnut Street contributes to the proposed Flat Rock Historical District as a representative example of suburban residential development during the height of the Late Period of Significance (1920–1975). Constructed in 1954, this Ranch style residence demonstrates the architectural preferences and development patterns that characterized the peak years of Ford Motor Company's industrial success and the community's full transformation into a prosperous suburban-industrial center.

This property is significant under Criterion A as part of the mature suburban development representing Flat Rock's successful transformation into a prosperous industrial community. The 1954 construction date places it within the period when the community had fully realized the benefits of Ford's industrial development and residents could invest in contemporary residential construction reflecting middle-class prosperity. The Ranch style represents the height of American suburban residential design during the mid-1950s, and the location on Walnut Street demonstrates geographic expansion beyond the original Ford Avenue corridor, showing continued growth and accommodation of the expanding population.

The property retains sufficient integrity in most aspects to convey its significance, though material alterations have occurred. The building remains in its original location on Walnut Street within the historic residential

[1] "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71), for 29725 Walnut Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **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.

[2] "United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007", *FamilySearch* (https://www.familysearch.org/ark:/61903/1:1:6KQ2-VRJ9 : Sat Apr 26 05:43:07 UTC 2025), Entry for William L Henry, died 18 Jan 2002.

[3] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

[4] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

neighborhood context. The essential Ranch form, hip roof configuration, and overall design composition remain intact, preserving the architectural character that defines the style. The suburban residential setting continues to reflect Ranch-style connection to outdoor living and mid-1950s development character. Original exterior materials have been replaced with vinyl siding and windows have been updated; however, these alterations maintain historic proportions, fenestration patterns, and overall Ranch character, with replacement materials compatible in scale and appearance. Original construction quality remains evident in the building's overall form and composition. The property continues to convey mid-1950s suburban prosperity, and the connection to the community's industrial-driven residential development remains clear.

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District. Constructed in 1954 during the mature phase of the Late Period, it represents the peak of community prosperity and suburban development standards through its Ranch architecture and location demonstrating geographic expansion along Walnut Street. While exterior materials have been altered, the building retains sufficient integrity in design, location, setting, feeling, and association to convey its significance, with essential Ranch form, hip roof configuration, and overall composition intact. Future alterations should recognize that the building retains essential design characteristics allowing it to contribute meaningfully to the district's representation of mid-1950s suburban 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_135_06_0205_000; citing records held by the City of Flat Rock.

Plat map of **Van Riper's Subdivision No. 2** of the EAST 505' of the WEST 895' of the NW ¼ of frac. sec 5, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 7 August **1925**; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR: accessed 17 June 2025) Search Plat Records > record number "PLATS-24893" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.