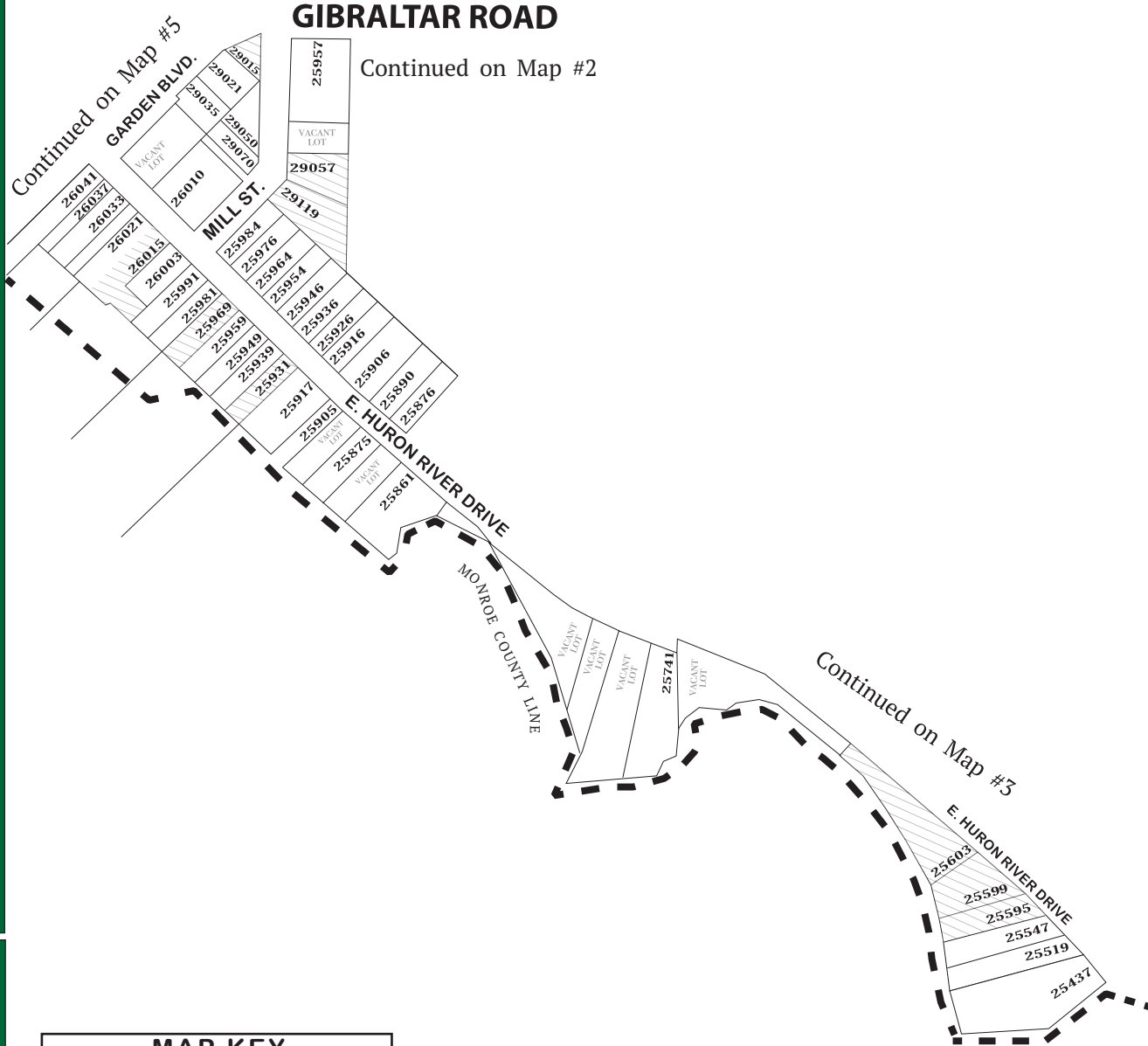
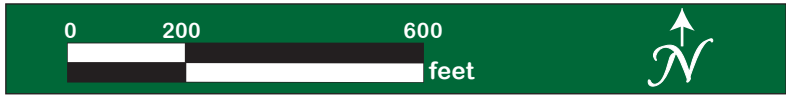


Flat Rock Historical District (Proposed July 2025)

City of Flat Rock
Wayne County, Michigan

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



MAP KEY		
	Contributing	
	Non-Contributing	
Area Map#4 Resource Count		
	Contributing	Non-Contributing
Buildings	<u>35</u>	<u>9</u>
Sites	<u>0</u>	<u>0</u>
Structures	<u>0</u>	<u>0</u>
Objects	<u>0</u>	<u>0</u>
TOTALS	<u>35</u>	<u>9</u>

PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #4

Based on Historic Plats:
Flat Rock Land Co. Sub. (Oct 1920)
Assessor's Flat Rock Plat No. 6 (May 1940)
Supervisor's Brownstown Plat No. 3 (June 1955)

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.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25876 E. Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0012_300 Lot 12 in Flat Rock Land Co. Sub. (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.091994	Long: -83.2869458	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable with dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding with wood shingle accents
Foundation Materials	Concrete block
Window Materials	Wood and vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1928-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25876 E. Huron River Drive			
Historic/Original Owner	Fred & Bessie Berkes			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	A.F. Mudge			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25876 E. Huron River Drive represents a well-preserved example of a Craftsman bungalow constructed in 1928 during the mature phase of Flat Rock's residential development following the establishment of Henry Ford's Village Industries. The one-and-one-half story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while incorporating design elements that reflect the style's evolution during the late 1920s, demonstrating both the continuity of this architectural tradition and its adaptation to changing construction practices and homeowner preferences.

The building displays the quintessential Craftsman bungalow form with a front-facing gable roof that creates dramatic vertical emphasis while maintaining the horizontal proportions characteristic of the style. The roof is clad in asphalt shingles and features a prominent gabled dormer that extends from the main roof structure, providing additional upper-level space and light while creating visual interest through its integrated relationship with the primary roofline. The gable ends display decorative wood shingle work that adds textural contrast and demonstrates the attention to craft detail that defines the Craftsman aesthetic.

The exterior walls present a combination of materials that reflects both original design intentions and subsequent maintenance practices. The main wall surfaces are clad in vinyl siding that has replaced the original wood clapboard siding, while the gable ends retain their original wood shingle treatment, creating an attractive contrast of textures and materials. This mixed approach to exterior materials preserves the building's essential character while acknowledging the practical considerations of long-term maintenance and weather protection.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a substantial enclosed front porch that exemplifies Craftsman design principles while reflecting the practical needs of Michigan's climate. The porch extends across a significant portion of the facade and is supported by brick piers that provide both structural support and visual weight appropriate to the Craftsman style. The porch enclosure features multiple windows that create a sun porch or three-season room, demonstrating the adaptation of Craftsman principles to local climate conditions and lifestyle preferences.

The front entrance is accessed through the enclosed porch and maintains appropriate proportional relationships with the overall building composition. The porch design creates a transitional space between exterior and interior environments that reflects the Craftsman philosophy of integrating indoor and outdoor living while providing practical weather protection during Michigan's challenging winter months.

Window openings throughout the dwelling consist of a combination of original wood-framed units and vinyl replacement windows that maintain appropriate proportions and spacing consistent with the Craftsman style. The windows exhibit varied configurations including multi-pane designs that create visual interest while maintaining the building's residential character. The preserved wood windows in some openings provide important evidence of the building's original character and construction quality.

Character-defining features include the front-facing gable with decorative wood shingles, the prominent gabled dormer, the substantial enclosed front porch with brick pier supports, the mixed siding materials that preserve textural interest, the asymmetrical facade composition, and the overall horizontal emphasis created by the building's proportions and roofline. Despite material alterations, the building maintains its essential Craftsman character and continues to contribute to the architectural diversity of the historic district.

A detached garage, appearing to date from the historic period, is located toward the rear of the property and contributes to the complete residential development pattern characteristic of late 1920s construction when automobile ownership was becoming standard for middle-class families.

The property occupies a corner lot at the intersection of E. Huron River Drive and another street, providing enhanced visibility and prominence within the neighborhood. The location near the Huron River reflects the desirability of riverside residential sites and connects the property to Flat Rock's fundamental geographic and historical relationship with the river that shaped the community's development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction that remained popular during the 1928 construction period, representing the mature phase of the catalog home industry. The Craftsman bungalow style was extensively offered by major catalog companies including Sears Roebuck & Company, Aladdin Company, and Pacific Ready Cut Homes during the late 1920s. The building's standardized proportions, typical Craftsman features including the front-facing gable with decorative shingles, enclosed front porch, and dormer configuration match popular catalog offerings designed for middle-class families seeking modern, attractive housing during the prosperous late 1920s. The substantial construction, quality materials, and sophisticated design elements suggest this may be from a premium catalog line such as Sears' "Honor Bilt" series or a comparable offering from Aladdin or other manufacturers. The enclosed front porch represents a common adaptation of Craftsman designs for northern climates, often offered as an option or standard feature in catalog homes marketed for Michigan and similar regions. The presence of multiple well-built bungalows throughout Flat Rock's 1920s residential areas suggests either concentrated catalog home purchasing during the community's prosperous period or the influence of widely-available plan books that promoted similar

designs. Further research comparing specific architectural details, room layouts, and construction specifications to known catalog offerings could potentially identify the exact model and manufacturer.

This 1.5-story, single-family frame residence with brick veneer pillar accents and single car garage is situated on Lot 12 in the Flat Rock Land Company Subdivision and in 1941, the address was 25876 Huron River Drive.¹

History of the Resource

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

In 1925, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 12 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 25876 Huron River Drive.² In 1930, Fred & Bessie and son Earl Berkes were living at 25876 E. Huron River Drive and Fred was employed as a locomotive engineer for the railroad; Fred and his family relocated from Napoleon, Ohio, for the railroad.³ In 1931, Fred Berkes owned lot 12 and the residence thereon, 25876 Huron River Drive.⁴ Bessie Berkes died of breast cancer on 19 December 1937.⁵ In 1939, Fred and his son Earl Berkes were living at 25876 EHRD.⁶ In 1939, Emma Warner, Fred's elderly Mother-in-law, was living with them at 25876 HRD.⁷ In 1940, Fred & Earl Berkes and Emma were living at 25876 E. Huron River Drive; and Fred was working as an Engineer for the railroad, while his son Earl was working at the lamp factory⁸. In 1950, Fred & new wife Alvina Berkes were living at 25876 E. Huron River Drive; and Fred was working still as an Engineer for the railroad.⁹ Fred Berkes died on 24 July 1959.¹⁰ In 1964, Merle A. Smith Jr. resided at 25876 E. Huron River Drive.¹¹ G.S. Pahl was living at 25876 from 1965 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.

The property at 25876 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding replacement, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the late 1920s prosperity period.

Criterion A Evaluation: This property contributes significantly to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the continued residential expansion that characterized Flat Rock during the late 1920s as Henry Ford's Village Industries program reached maturity and the community experienced sustained prosperity. Constructed in 1928, the dwelling represents the type of substantial, well-designed housing that attracted middle-class families to Flat Rock during the peak period of the community's early industrial development. The property demonstrates the success of Ford's village industries concept in creating a stable, prosperous workforce capable of investing in high-quality permanent housing, reflecting broader patterns of American suburban development and the democratization of homeownership during the 1920s boom period. The building's location on E. Huron River Drive connects

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. 87, entry for A.F. Mudge; 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 5A, dwelling 94, family 108, for Fred & Bessie Berkes and son; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-DR?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-81> , Image 447 of 1,148; United States. National Archives and Records Administration.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 126, entry for Fred Berkes; original records held by Brownstown Township Historical Society.

⁵ "Michigan, Death Certificates, 1921-1952", FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:KF7T-NF5> : Thu Mar 07 04:30:43 UTC 2024), entry for Bessie E Berkes, 19 Dec 1937.

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 [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 15B, dwelling 305 family, for Fred Berkes and family; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-81> accessed 27 July 2025), FHL# 005461710, image 34 of 1,034.

⁹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 277 for Fred & Alvina Berkes; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSN-YT9V&action=view&cc=4464515&lang=en> : accessed 27 July 2025), FHL#108990835, Image 27 of 58; United States. National Archives and Records Administration.

¹⁰ "Michigan, Deaths and Burials, 1800-1995", database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:FH7N-LSB> : 29 November 2023), Fred S. Berkes, 1959.

¹¹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1963-64) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹² "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-71) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

it to the geographic feature that originally attracted both Native American settlement and Michael Vreeland's mill operations, demonstrating the continuity of the river's role in shaping community development.

Criterion C Evaluation: Architecturally, the dwelling represents a competent example of Craftsman bungalow construction as applied to residential architecture during the late 1920s. While the building has undergone material alterations including vinyl siding installation on the main walls, it retains important character-defining features including the wood shingle gable treatment, the substantial enclosed front porch with brick supports, and the overall Craftsman form and massing that clearly convey its architectural heritage. The building demonstrates the continued popularity and evolution of Craftsman design principles during the late 1920s, when this style provided both aesthetic appeal and practical functionality adapted to local climate conditions through features like the enclosed front porch.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site within the historic street grid.

Design: The property maintains good integrity of design through preservation of its Craftsman form, massing, proportions, and key architectural features including the enclosed porch and gable treatments.

Materials: The building has compromised integrity of materials due to vinyl siding installation on the main walls, though the preservation of wood shingles in the gable ends maintains important textural elements of the original design.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and preserved architectural details that reflect 1920s building standards.

Setting: The property maintains excellent integrity of setting within the established neighborhood and in relationship to the Huron River, preserving its original geographic and community context.

Feeling: The building continues to convey the feeling of a 1920s Craftsman residence through its preserved form, scale, and neighborhood context.

Association: The property retains strong associative links to Flat Rock's late 1920s residential development and the community's prosperity during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute to the district's significance. The preservation of character-defining features including the wood shingle gable treatment, enclosed front porch, and overall Craftsman form allows the building to continue conveying its historic and architectural significance within the district context.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0012_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25890 E. Huron River Drive (901 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0011_000 Lot 11 Flat Rock Land Co. Sub. (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0920969	Long: -83.287093	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1922
Architectural Style	Cape Cod
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Sliding/Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 garage (detached)

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1922-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25890 E. Huron River Drive			
Historic/Original Owner	Archie & Lura Waggot			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	A.F Mudge			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25890 E. Huron River Drive represents a significant example of early residential development constructed in 1922, the same year Henry Ford completed his Village Industries Headlamp Plant in Flat Rock. This one-and-one-half story frame dwelling exhibits the characteristic features of the Cape Cod revival style while serving as tangible evidence of the immediate residential response to Ford's industrial development and the community's rapid transformation from rural village to industrial center.

The building displays the distinctive Cape Cod form with a side-gable roof configuration that creates the characteristic horizontal emphasis of this architectural style. The roof is clad in asphalt shingles and features a central brick chimney with a simple cap, positioned to serve interior heating needs while maintaining the building's clean, traditional profile. The roofline includes appropriate eave treatments and proportional relationships that preserve the fundamental Cape Cod aesthetic despite subsequent material modifications.

The exterior walls are currently clad in aluminum siding that has replaced the original wood clapboard or shingle siding typical of Cape Cod construction during the early 1920s. While this represents a significant alteration to the building's original materials, the aluminum siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Cape Cod style.

The primary facade faces south toward E. Huron River Drive and displays a composition that has been modified from the typical Cape Cod entrance treatment through the addition of a front porch. This porch addition features white wooden posts and railings that support a simple roof structure, creating covered outdoor space while altering the building's original entrance configuration. The porch represents a functional enhancement that provides weather protection and enhanced outdoor living space, reflecting changing lifestyle preferences while maintaining the building's residential scale and character.

The front entrance is now accessed through the porch and maintains appropriate proportional relationships with the overall building composition. The porch design creates a transitional space between exterior and interior environments that, while not original to the Cape Cod style, provides practical benefits for Michigan's climate conditions and demonstrates the adaptation of historical architectural forms to local needs and preferences.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Cape Cod style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. Dark shutters flank some windows, adding visual interest while referencing traditional Cape Cod aesthetic elements.

Character-defining features that remain intact include the overall Cape Cod massing and proportions, the side-gable roof form, the central chimney placement, the one-and-one-half story configuration, and the modest scale appropriate to an early 1920s working-class residence. Despite material alterations and the front porch addition, the building maintains its essential architectural form and continues to convey its Cape Cod design heritage and historical significance as an early example of Ford-era residential development.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, one of Flat Rock's most historically significant streets due to its relationship to the Huron River and its role in the community's early development. This location connects the property to the geographic feature that originally attracted both Native American settlement and Michael Vreeland's mill operations, demonstrating the continuity of the river's role in shaping community development from the pre-industrial period through Ford's industrial transformation.

Catalog/Kit Home Assessment: The 1922 construction date places this dwelling at the beginning of the peak period for catalog home sales, making it highly likely to be a catalog or kit home. The Cape Cod revival style was extensively marketed by major catalog companies including Sears Roebuck & Company, which had introduced their Modern Homes program in 1908, and Aladdin Company, which began operations in 1906. The building's standardized proportions, typical Cape Cod features, and modest scale match catalog offerings designed for working-class families seeking modern, attractive housing during the early 1920s building boom. The timing of construction in 1922, coinciding exactly with Ford's plant completion, suggests this dwelling may have been purchased specifically to house one of Ford's village industry workers or their families, reflecting the immediate residential demand created by the new industrial employment opportunities. Companies like Sears offered numerous Cape Cod variations during this period, emphasizing their American colonial heritage and suitability for modern family life. The straightforward construction methods and standard room arrangements implied by the fenestration pattern are hallmarks of catalog home design that emphasized both affordability and architectural respectability. Further research comparing the building's original specifications to known 1922 catalog offerings from Sears, Aladdin, or other

companies could potentially identify the specific model, manufacturer, and original purchaser, providing valuable insights into the immediate residential response to Ford's industrial development.

This 1.5-story, single-family frame residence with brick chimney and single car garage is situated on Lot 11 in the Flat Rock Land Company Subdivision and in 1941, the address was 25890 Huron River Drive.¹

History of the Resource

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

In 1925, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 11 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 25890 Huron River Drive.² In 1930, Archie & Lura Waggot were living at 901 Huron River Drive, and employed as a Mason for General Contractor.³ In 1939, J. Frank and Edith Morford and family were living at 25890 HRD.⁴ In 1940, J. Frank & Edith Morford were living at 25890 E. Huron River Drive, and employed as a cashier for bank.⁵ In 1950, McClellan and June Morford were living at 25890 E. Huron River Drive, and McClellan was employed as an auditor at the bank.⁶ In 1971, the Morford Family was still living at 25890 E. Huron River Drive.⁷ June Morford was the organist for the Methodist Church for many years.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 25890 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including aluminum siding, replacement windows, and porch addition, the dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest examples of residential development directly associated with Henry Ford's establishment of village industries in Flat Rock.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American industrial and social history represented within the Flat Rock Historical District. Constructed in 1922, the same year Ford completed his Headlamp Plant, this dwelling represents the immediate residential response to Ford's industrial development and exemplifies the type of housing that accommodated the initial workforce of Ford's village industries program. The property demonstrates the rapid transformation of Flat Rock from a rural mill town to an industrial village and reflects Ford's vision of providing stable employment that would allow workers to invest in permanent, attractive housing within walking distance of their workplace. The building's location on E. Huron River Drive connects it to the geographic feature that shaped Flat Rock's entire development history, from Native American settlement through Vreeland's mills to Ford's industrial operations, representing the continuity of the river's role in community development across multiple historical periods.

Criterion C Evaluation: Architecturally, the dwelling represents an important example of Cape Cod revival styling as applied to working-class residential construction during the early 1920s. While the building has undergone material alterations, it retains its essential Cape Cod form, massing, and proportional relationships that clearly convey its architectural heritage and design significance. The building demonstrates the popularity of historically-inspired domestic architecture during the early 1920s, when styles like Cape Cod provided both aesthetic appeal and symbolic connection to American architectural traditions for families participating in the new industrial economy. The dwelling contributes to

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. 87, entry for A.F. Mudge; 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 5B, dwelling 109, family 127, for Archie & Lura Waggot ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 448 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 15B, dwelling 306, for J. Frank & Edith Morford ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

⁶ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 278 for McClellan and June Morford; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3A6FSN-YT9V&action=view&cc=4464515&lang=en> : accessed 27 July 2025), FHL#108990835, Image 27 of 58; United States. National Archives and Records Administration.

⁷ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-71) for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

understanding the architectural choices available to and preferred by Ford's village industry workers during the initial phase of Flat Rock's industrial development.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains substantial integrity of design through preservation of its Cape Cod form, massing, and overall proportions, despite modifications to the entrance configuration through porch addition.

Materials: The building has compromised integrity of materials due to aluminum siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction and proportional relationships, though original material workmanship has been obscured by subsequent alterations.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the Huron River, preserving its original geographic and community context.

Feeling: The building continues to convey the feeling of an early 1920s residential property through its preserved form, scale, and prominent location within the historic community.

Association: The property retains exceptional associative links to the immediate residential development that accompanied Ford's 1922 industrial establishment and the beginning of Flat Rock's transformation into a village industries community.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, setting, feeling, and association to contribute significantly to the district's representation of the immediate residential response to Ford's industrial development. The building's 1922 construction date and location make it historically significant despite material changes, as it represents a crucial period in Flat Rock's transformation and development. The property exemplifies National Register standards that recognize the potential for buildings with material alterations to remain contributing resources when their historical associations and fundamental architectural character are preserved.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0011_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25906 E. Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0009_000 Lot 9 & 10 Flat Rock Land Co. Sub. (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0922362	Long: -83.287294	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1938
Architectural Style	Cape Cod
Building Form	2 Story Rectilinear
Roof Form	Side Gable w/dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1938-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25906 E. Huron River Drive			
Historic/Original Owner	Raymond & Blanche (nee Olmstead) Case			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25906 E. Huron River Drive represents a well-preserved example of Cape Cod revival architecture constructed in 1938 during the mature phase of Flat Rock's residential development following the establishment of Henry Ford's Village Industries. The one-and-one-half story frame dwelling exhibits the characteristic features of the Cape Cod style while demonstrating the continued popularity of historically-inspired domestic architecture during the late Depression era, when this traditional American style provided both aesthetic appeal and symbolic connection to colonial heritage during a period of economic recovery and social change.

The building displays the quintessential Cape Cod form with a side-gable roof configuration that creates the characteristic horizontal emphasis of this architectural style. The roof is clad in asphalt shingles and features a prominent front-facing gabled dormer that provides additional upper-level space and light while creating visual interest through its integrated relationship with the primary roofline. A brick chimney extends from the roof, positioned to serve interior heating needs while maintaining the building's traditional profile and proportional relationships.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard or shingle siding typical of Cape Cod construction during the 1930s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Cape Cod style.

The primary facade faces north toward E. Huron River Drive and displays the symmetrical composition characteristic of Cape Cod design principles. The central entrance is approached by a set of wooden steps with white railings that provide appropriate access while maintaining the building's residential scale and character. The entrance configuration preserves the traditional Cape Cod entrance treatment while incorporating practical elements necessary for the site's topography and accessibility requirements.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Cape Cod style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. Red-painted shutters flank the windows, adding color and visual interest while referencing traditional Cape Cod aesthetic elements and demonstrating attention to period-appropriate decorative details.

The dormer window features multi-pane glazing that enhances the building's traditional character and provides visual interest to the upper level. This dormer treatment exemplifies the Cape Cod style's characteristic approach to maximizing interior space and natural light while maintaining the building's compact, efficient form and traditional proportional relationships.

Character-defining features that remain intact include the overall Cape Cod massing and proportions, the side-gable roof form with front-facing dormer, the symmetrical facade composition, the central entrance placement, the one-and-one-half story configuration, and the modest scale appropriate to a late 1930s working-class residence. Despite material alterations, the building maintains its essential architectural form and continues to convey its Cape Cod design heritage and historical significance.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the standard of automobile accommodation expected during the late 1930s when car ownership was becoming increasingly common among Flat Rock's industrial workforce.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that has served as one of Flat Rock's primary residential corridors since the community's early development. This location demonstrates the continued desirability of riverside residential sites and maintains the property's relationship to the geographic feature that shaped Flat Rock's entire development history from Native American settlement through industrial transformation.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction that remained popular during the 1938 construction period, representing the continued success of the catalog home industry during the late Depression era. The Cape Cod revival style was extensively offered by major catalog companies including Sears Roebuck & Company, Montgomery Ward, and Aladdin Company during the late 1930s. The building's standardized proportions, typical Cape Cod features including the side-gable roof with front dormer, symmetrical facade arrangement, and central entrance configuration match popular catalog offerings designed for middle-class families seeking attractive, economical housing during the economic recovery period. The straightforward construction methods, standard room arrangements implied by the fenestration pattern, and modest scale are hallmarks of catalog home design that emphasized both cost efficiency and architectural respectability. Companies like Sears continued to offer Cape Cod variations through the 1930s, marketing them as representing traditional American values and architectural heritage particularly appropriate for families seeking stability during uncertain economic times. The presence of multiple Cape Cod dwellings throughout Flat Rock's late 1930s residential areas suggests either continued catalog home purchasing during the recovery period or the influence of widely-available plan books that promoted this style as both economical and symbolically

meaningful. Further research comparing the building's dimensions, room layout, and construction details to known 1938 catalog offerings could potentially identify the specific model and manufacturer.

This two-story, single-family frame residence is situated on Lot 9 in the Flat Rock Land Co. Sub. and in 1941, the address was 25906 Huron River Drive.¹

History of the Resource

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

In 1931, Raymond Case owned lot 9 in the Flat Rock Land Co. Sub without a house; and in 1939, Raymond Case owned lot 9 in the Flat Rock Land Co. Sub and the residence thereon, 25906 Huron River Drive.² In 1939, Raymond and Blanche (nee Olmstead) Case were living at 25906 EHRD.³ In 1940, Raymond & Blanche Case were living at 25906 E. Huron River Drive, and Raymond was employed as an operator for the water works.⁴ In 1950, Raymond and Blanche Case resided at 25906 E. Huron River Drive; and Raymond worked as an operator for an auto parts manufacturer.⁵ In 1971, Raymond Case resided at 25906 E. Huron River Drive.⁶

Statement of Significance/Recommendation of Eligibility

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

The property at 25906 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the late Depression period and the continued maturation of the community's industrial workforce housing.

Criterion A Evaluation: This property contributes to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the sustained residential development that characterized Flat Rock during the late 1930s as the community recovered from the early Depression years and Ford's Village Industries program reached full maturity. Constructed in 1938, the dwelling represents the type of well-designed, economical housing that attracted families to Flat Rock during the period when the community's industrial base provided stable employment and economic opportunity in contrast to the continued uncertainty experienced in many American communities. The property demonstrates Flat Rock's resilience and continued growth during the late Depression era, reflecting the success of Ford's industrial operations and the community's evolution into a stable, prosperous suburban environment that could support consistent residential development even during challenging national economic conditions.

Criterion C Evaluation: Architecturally, the dwelling represents a competent example of Cape Cod revival styling as applied to modest residential construction during the late 1930s. While the building has undergone material alterations including vinyl siding and replacement windows, it retains its essential Cape Cod form, massing, and proportional relationships that clearly convey its architectural heritage and design significance. The building demonstrates the continued popularity of historically-inspired domestic architecture during the late Depression period, when styles like Cape Cod provided both aesthetic appeal and symbolic connection to American architectural traditions for families participating in the recovering industrial economy. The preservation of character-defining features including the dormer configuration, symmetrical facade arrangement, and overall Cape Cod proportions allows the building to continue contributing to the architectural diversity and historical narrative of the district.

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. 126, entry for Raymond Case; original records held by Brownstown Township Historical Society; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 209, entry for Raymond Case; 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 15B, dwelling 307, for Raymond & Blanche Case; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

⁵ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 279, for Raymond & Blanche Case ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-QQHW-598R-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 27 of 58; United States. National Archives and Records Administration.

⁶ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 55, for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its Cape Cod form, massing, proportions, and key architectural features including the dormer and symmetrical facade composition.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and architectural detailing that reflects late 1930s building standards.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding residential neighborhood and the Huron River corridor.

Feeling: The building continues to convey the feeling of a late 1930s Cape Cod residence through its preserved form, scale, and neighborhood context.

Association: The property retains strong associative links to Flat Rock's late Depression-era residential development and the community's continued growth during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute to the district's significance. The preservation of essential Cape Cod form and character-defining features allows the building to continue conveying its historic and architectural significance within the district context, representing an important phase of Flat Rock's residential development during the late 1930s recovery period.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0009_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
 Property Overview and Location

Street Address		25916 E. Huron River Drive [formerly 837 E. Huron River Drive]			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_138_02_0008_000 Lot 8 Assessor's Flat Rock Land Co. Sub. (Oct 1920)			
Latitude/Longitude (to the 6 th decimal point)		Lat: 42.0923743		Long: -83.2874926	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>				
Criteria Considerations:		a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/>	f. <input type="checkbox"/>	g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:		Flat Rock Historical District			
Not Eligible <input type="checkbox"/>								
Area(s) of Significance		Community Planning and Development, Architecture						
Period(s) of Significance		1924-1975						
Integrity – Does the property possess integrity in all or some of the 7 aspects?								
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>		
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/> Siding/Windows		Moved <input type="checkbox"/>	Date(s):		
Current/Common Name		25916 E. Huron River Drive						
Historic/Original Owner		John J. [Sr.] & Sarah "Libbie" Ferstle House						
Historic Building Use		Single-family residence						
Current Building Use		Single-family residence						
Architect/Engineer/Designer		Unknown						
Builder/Contractor		This is likely a premium catalog home built by A.F. Mudge and John J. Ferstle and sons.						

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25916 E. Huron River Drive represents an exceptional example of Craftsman bungalow architecture constructed in 1924 during the early phase of Flat Rock's residential development following the establishment of Henry Ford's Village Industries. The one-and-one-half story frame dwelling exhibits outstanding integrity and demonstrates the high standards of design and construction that characterized residential development during Flat Rock's transformation from rural village to industrial community, serving as one of the finest preserved examples of Craftsman architecture within the historic district.

The building displays the quintessential Craftsman bungalow form with a complex roofline configuration that creates both visual interest and functional efficiency. The primary roof structure features a side-gable orientation with a massive front-facing gabled dormer that extends nearly the full width of the facade, creating substantial additional upper-level space while maintaining the horizontal emphasis characteristic of the Craftsman style. The roof is clad in asphalt shingles and features wide eaves with exposed rafter tails that provide both functional weather protection and the distinctive shadow lines that define Craftsman architecture.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard typical of Bungalow construction during the early 1920s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Bungalow style.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a substantial front porch that exemplifies Craftsman design principles at their most refined. The porch extends across the majority of the facade and is supported by tapered columns resting on solid piers, creating the monumental entrance treatment that characterizes high-quality Craftsman construction. These columns demonstrate excellent proportional relationships and craftsmanship, with clean lines and substantial scale that convey both structural honesty and aesthetic appeal.

The massive front-facing dormer dominates the upper portion of the facade and features multiple windows that create a distinctive rhythm while providing abundant natural light to the upper level. This dormer treatment represents one of the most sophisticated approaches to maximizing interior space within the Craftsman bungalow form, demonstrating advanced understanding of both architectural design principles and construction techniques. The dormer's integration with the main roof structure shows exceptional craftsmanship and design coordination.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Bungalow style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials.

Character-defining features include the complex roofline with massive front dormer, the exposed rafter tails and wide eaves, the substantial tapered porch columns on solid piers, the original wood clapboard siding, the asymmetrical facade composition, and the overall horizontal emphasis created by the building's proportions and architectural details. The building maintains complete architectural integrity with no visible additions or substantial alterations that would compromise its historic appearance.

The front entrance is recessed within the porch and features appropriate period detailing that maintains the building's architectural integrity while providing necessary functional elements. The porch floor and ceiling details contribute to the overall Craftsman aesthetic while demonstrating the attention to detail that characterizes this exceptional example of the style.

A detached garage, appearing to date from the historic period, is located toward the rear of the property and shares similar materials and construction techniques with the main dwelling. This outbuilding contributes to the property's integrity by demonstrating the complete residential development pattern of the 1920s when automobile ownership was becoming standard for Ford's village industry workers.

The property occupies a prominent location on E. Huron River Drive, one of Flat Rock's most historically significant streets due to its relationship to the Huron River and its role in the community's development. This location connects the property to the geographic feature that shaped Flat Rock's entire history while demonstrating the desirability of riverside residential sites during the community's early industrial development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction from the peak period of the catalog home industry. The 1924 construction date places this property squarely within the golden age of catalog home sales, when companies like Sears Roebuck & Company, Aladdin Company, and Pacific Ready Cut Homes were offering hundreds of Craftsman bungalow designs. The building's sophisticated architectural features, including the massive front dormer, substantial porch columns, and complex roofline configuration, match premium catalog offerings designed for middle-class families seeking high-quality, architect-designed housing at reasonable prices. The exceptional construction quality, substantial materials, and advanced design elements suggest this may be from

a top-tier catalog line such as Sears' "Honor Bilt" series, Aladdin's "Readi-Cut" premium offerings, or a comparable high-end catalog product. The complex dormer treatment and sophisticated porch design indicate this was likely one of the more expensive models in a manufacturer's line, reflecting both the prosperity of Flat Rock's early Ford-era workforce and their desire for distinguished housing that would demonstrate their success and social aspirations. The building's excellent preservation and construction quality are consistent with the reputation of major catalog companies for providing complete, high-standard building packages with detailed construction plans and pre-cut materials.

This 1.5-story, single-family frame residence with brick chimney and single car garage is situated on Lot 11 in the Flat Rock Land Company Subdivision and in 1941, the address was 25890 Huron River Drive.¹

History of the Resource

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

In 1925, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 8 in the Flat Rock Land Co. Subdivision and was constructing the residence thereon, 25916 Huron River Drive, with J. Ferstle.² In 1930, John J. [Sr.] & Sarah "Libbie" Ferstle and family were living at 837 Huron River Drive; John J. was 66 years and a retired farmer.³ In 1939, John [Sr.] & Sarah Ferstle and family were living at 25916 HRD.⁴ Additionally, Rose Laura was living at 25916 HRD in 1939.⁵ In 1940, John J. [Sr.] & Sarah Ferstle and family were living at 25916 E. Huron River Drive.⁶ John J. Ferstle died 30 January 1948.⁷ In 1950, Sarah Ferstle, now widowed, resided at 25916 E. Huron River Drive with her daughter Elvira, son-in-law Walter Wright, and grandson, Robert; and Walter worked as an assembly inspector at an auto parts manufacturer.⁸ Sarah Hitchcock Ferstle died on 12 August 1951.⁹ In 1961 through 1979, Neil Puffer resided at 25916 E. Huron River Drive.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 25916 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. The dwelling maintains exceptional integrity across all seven aspects and represents an outstanding example of Craftsman bungalow construction that demonstrates the architectural sophistication and construction quality achieved during Flat Rock's early industrial development period.

Criterion A Evaluation: This property contributes significantly to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the high-quality residential development that characterized Flat Rock during the early phase of Henry Ford's Village Industries program. Constructed in 1924, just two years after Ford's plant began operation, the dwelling represents the type of substantial, well-designed housing that attracted skilled workers and their families to Flat Rock during the community's initial transformation from rural village to industrial center. The property

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. 87, entry for A.F. Mudge and J. Ferstle; 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 5B, dwelling 110, family 128, for John J. & Sarah E. Ferstle and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 448 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, [none] (stamped), enumeration district (ED) 82-1, sheet 15B, dwelling 308, family, John J. & Sarah Ferstle and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

⁷ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7T-RNN>: Sun Mar 10 23:46:03 UTC 2024), entry for John Joseph Ferstle, 30 Jan 1948.

⁸ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 26, dwelling 280, for Sarah Ferstle ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 27 of 58; United States. National Archives and Records Administration.

⁹ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7Y-657> : Sat Mar 09 09:55:57 UTC 2024), entry for Sarah Elizabeth Ferstle, 12 Aug 1951.

¹⁰ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

demonstrates the immediate success of Ford's village industries concept in creating a prosperous workforce capable of investing in high-quality permanent housing, reflecting broader patterns of American industrial development and the democratization of architectural sophistication during the 1920s. The building's location on E. Huron River Drive connects it to the geographic feature that shaped Flat Rock's entire development history, demonstrating the continuity of the river's role in community development from pre-industrial through industrial periods.

Criterion C Evaluation: Architecturally, the dwelling represents an exceptional example of Craftsman bungalow construction that demonstrates the style's principles at their most sophisticated and well-executed. The building's complex roofline configuration, substantial porch treatment, high-quality materials, and exceptional craftsmanship reflect both the architectural knowledge available during the 1920s and the skill of builders working within the Craftsman tradition. The preservation of original materials including wood siding, windows, and architectural details makes this property particularly significant as an intact representative of 1920s residential construction and an outstanding example of the architectural sophistication achievable through catalog home construction or high-quality local building practices. The building serves as a key to understanding both the architectural aspirations and the construction capabilities that characterized Flat Rock's early industrial development period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains exceptional integrity of design through preservation of its original Craftsman form, massing, proportions, and all character-defining architectural features.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The property demonstrates exceptional integrity of workmanship in its high-quality Craftsman construction, sophisticated detailing, and overall craftsmanship that reflects 1920s building standards at their finest.

Setting: The building maintains excellent integrity of setting along E. Huron River Drive and in relationship to the Huron River corridor, preserving its original geographic and community context.

Feeling: The property strongly conveys the feeling of a 1920s Craftsman residence through its completely preserved architectural character and distinguished appearance.

Association: The building retains exceptional associative links to Flat Rock's early industrial development and the residential patterns that accompanied the community's transformation during the initial phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District and merits consideration for individual National Register eligibility. The building maintains exceptional integrity across all seven aspects of evaluation and serves as an outstanding example of Craftsman residential architecture within the district. The property's remarkable preservation and architectural quality make it particularly valuable for understanding both the building practices and the residential aspirations that shaped Flat Rock's development during the transformative 1920s period, contributing significantly to the district's representation of American industrial community development and domestic architecture during the peak of the Craftsman movement.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0008_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25926 E. Huron River Drive [831 E. Huron River Drive]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0007_000 Lot 7 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0924186	Long: -83.2877075	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1922
Architectural Style	Craftsman Bungalow
Building Form	2 Story Rectilinear
Roof Form	Side Gable with front gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete block
Window Materials	Replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1922-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25926 E. Huron River Drive			
Historic/Original Owner	William Neifert/John & Nina McFarlen			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Likely Neifert Family			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25926 E. Huron River Drive represents a significant example of early residential development constructed in 1922, the same year Henry Ford completed his Village Industries Headlamp Plant in Flat Rock. This two-story frame dwelling exhibits characteristics that blend Craftsman and American Foursquare architectural traditions, demonstrating the architectural sophistication and design variety that characterized the immediate residential response to Ford's industrial development and the community's rapid transformation from rural village to industrial center.

The building displays a distinctive form that combines elements of both the American Foursquare and Craftsman traditions, creating a unique architectural expression that reflects the transitional period of the early 1920s when these styles often merged in residential construction. The primary roof structure features a hip configuration with a prominent front-facing gable that creates both visual interest and functional space while maintaining the building's substantial two-story massing. The roof is clad in asphalt shingles and includes appropriate eave treatments that preserve the building's traditional proportional relationships.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of early 1920s construction. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the building's architectural character.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a substantial front porch that demonstrates Craftsman design influence. The porch is supported by columns and features decorative railing elements with a distinctive sunburst or fan pattern that adds visual interest while referencing Craftsman aesthetic principles. This decorative detailing demonstrates attention to architectural ornamentation that elevates the building above simple vernacular construction.

The front-facing gable displays decorative elements including a sunburst or radial pattern in the gable end that creates visual interest and demonstrates the builder's attention to architectural detail. This gable treatment reflects the influence of Craftsman design principles while maintaining the building's overall Foursquare-influenced form and massing. The combination of these stylistic elements creates a unique architectural expression that represents the blending of popular residential styles during the early 1920s.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with early 1920s residential construction. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's substantial two-story massing and maintain the formal appearance appropriate to this style of construction.

Character-defining features that remain intact include the two-story massing with substantial proportions, the hip roof form with front-facing gable, the decorative gable end treatment, the front porch with decorative railings, the asymmetrical facade composition, and the overall formal appearance that distinguishes this dwelling as a more substantial residence compared to the typical bungalow construction of the period. Despite material alterations, the building maintains its essential architectural form and continues to convey its design heritage and historical significance.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, one of Flat Rock's most historically significant streets due to its relationship to the Huron River and its role in the community's development. This location connects the property to the geographic feature that shaped Flat Rock's entire development history while demonstrating the desirability of riverside residential sites during the community's early industrial transformation.

Catalog/Kit Home Assessment: The 1922 construction date places this dwelling at the beginning of the peak period for catalog home sales, making it very likely to be a catalog or kit home. The building's substantial two-story form, sophisticated architectural detailing, and blend of Craftsman and Foursquare elements match premium catalog offerings from companies like Sears Roebuck & Company and Aladdin Company during the early 1920s. The decorative gable treatment and detailed porch railings suggest this was likely one of the more expensive models in a manufacturer's line, reflecting both the prosperity expected among Ford's early village industry workers and their desire for distinguished housing that would demonstrate their success. Companies like Sears offered numerous two-story designs during this period that combined Craftsman and Foursquare elements, marketing them as providing both modern convenience and architectural sophistication for successful middle-class families. The building's sophisticated design elements and substantial scale indicate this was likely from a premium catalog line such as Sears' "Honor Bilt" series or Aladdin's high-end offerings, representing a significant investment in permanent housing that demonstrates the economic optimism and prosperity

associated with Ford's industrial development. Further research comparing the building's architectural details, room layout, and construction specifications to known 1922 catalog offerings could potentially identify the specific model, manufacturer, and original cost, providing valuable insights into the housing choices and economic circumstances of Ford's early management and skilled workforce.

This single-family wood frame residence and single car garage is situated on lot 7 in the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25926 Huron River Drive.¹

History of the Resource

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

In 1920, William Neifert, a farmer aged thirty-nine, owned lot 7 in the Flat Rock Land Co. Sub.² William Neifert tragically died on 2 May 1920, during a wrestling match at the Marx Opera House, where he had voluntarily filled in to help out the program.³ In 1921, the estate of William Neifert owned lot 7 in the Flat Rock Land Co. Sub with an unfinished structure.⁴ In 1925, the estate of William Neifert owned lot 7 in the Flat Rock Land Co. Sub, and the residence thereon, 831 Huron River Drive.⁵ In 1930, Charles & Annie Boyd and their infant son were living at 831 Huron River Drive, and Charlie was employed as a Meat Cutter for the Butcher Shop.⁶

In 1939, Mrs. Lida Neifert, the widow of William Neifert, owned lot 7 in the Flat Rock Land Co. Sub and the residence thereon, 25926 Huron River Drive.⁷ In 1939, Joseph & Anna Graham and family were living at 25926 HRD.⁸ In 1940, Joseph & Anna Graham and daughter were living at 25926 E. Huron River Drive, and Joseph was employed as a yardmaster for the railroad.⁹ Lida Neifert died on 23 December 1946.¹⁰ In 1942, John McFarlen owned lot 7 in the Flat Rock Land Co. Sub and the residence thereon, 25926 Huron River Drive.¹¹

In 1950, Nina McFarlen, recently widow of John McFarlen, and her children resided at 25926 E. Huron River Drive.¹² Nina McFarlen and family resided at 25926 E. Huron River Drive from 1961 through 1971.¹³

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 25926 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the

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

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 56, entry for William Neifert; original records held by Brownstown Township Historical Society; **ALSO**, 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 88, sheet 2A, dwelling 30, family 30, for William & Lida Neifert ; NARA microfilm publication T624, roll 663; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3357-9RNB-SHX?view=explore&action=view&cc=1727033&lang=en&groupId=TH-1951-23007-16790-17> : accessed 27 July 2025), FHL# 004972494, Image 1224 of 1257; United States. National Archives and Records Administration. *Note: Census reference for age and occupation.*

³ Find A Grave. *Find A Grave*, database with images (<https://www.findagrave.com/memorial/10716096/william-neifert> : accessed 9 Nov 2025), memorial 10716096; William Neifert (1880–1920), Port Creek Cemetery, Carleton, Monroe County Michigan; gravestone photograph by AmyABJ. Obituary included.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 57, entry for William Neifert (estate); original records held by Brownstown Township Historical Society.

⁵ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for William Neifert (estate); ; original records held by Brownstown Township Historical Society.

⁶ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 93, family 107, for Charles & Annie Boyd ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

⁷ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 209, entry for Mrs. Lydia Neifert; 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 15B, dwelling 309, family, Joseph & Anna Graham and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 34 of 1034; United States. National Archives and Records Administration.

¹⁰ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KFQF-1GL> : Mon Jan 20 09:56:59 UTC 2025), Entry for Lida Mae Neifert, 23 Dec 1946.

¹¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3" arranged by subdivision; 3:655, entry for John McFarlen; original records held by Brownstown Township Historical Society.

¹² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 281, for Nina McFarlen and children; 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.

¹³ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest and most substantial examples of residential development directly associated with Henry Ford's establishment of village industries in Flat Rock.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American industrial and social history represented within the Flat Rock Historical District. Constructed in 1922, the same year Ford completed his Headlamp Plant, this dwelling represents the immediate and substantial residential response to Ford's industrial development, demonstrating the type of high-quality housing that attracted skilled workers and management personnel to Flat Rock during the community's initial transformation. The building's substantial two-story form and sophisticated architectural details suggest it was designed to house a supervisory employee or skilled craftsman in Ford's operations, reflecting the economic hierarchy and prosperity that characterized the early village industries workforce. The property demonstrates the rapid establishment of a stable, prosperous residential community that supported Ford's vision of providing attractive, permanent housing for workers within walking distance of their employment, representing broader patterns of American industrial community development during the 1920s.

Criterion C Evaluation: Architecturally, the dwelling represents an important example of early 1920s residential design that demonstrates the sophisticated blending of Craftsman and American Foursquare architectural traditions during a transitional period in American domestic architecture. While the building has undergone material alterations, it retains its essential form, massing, and character-defining features including the decorative gable treatment, substantial front porch, and overall proportional relationships that clearly convey its architectural heritage and design significance. The building demonstrates the architectural sophistication available to and preferred by Ford's early village industry workforce, representing the type of substantial, well-designed housing that contributed to Flat Rock's rapid establishment as an attractive residential community during the early industrial development period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its distinctive form, massing, proportions, and key architectural features including the gable treatment and porch configuration.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and preserved architectural detailing that reflects early 1920s building standards.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the Huron River corridor, preserving its original geographic and community context.

Feeling: The building continues to convey the feeling of a substantial early 1920s residence through its preserved form, scale, and prominent location within the historic community.

Association: The property retains exceptional associative links to the immediate residential development that accompanied Ford's 1922 industrial establishment and represents the type of housing that attracted skilled workers to the new village industries community.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute significantly to the district's representation of the immediate residential response to Ford's industrial development. The building's 1922 construction date, substantial form, and architectural sophistication make it historically significant despite material changes, as it represents a crucial period in Flat Rock's transformation and demonstrates the type of housing that supported the community's successful establishment as a village industries center.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0007_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25936 & 25938 E. Huron River Drive [duplex] (formerly 825 & 827 EHRD)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0006_000 Lot 6 Flat Rock Land Co. (Oct 1920)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.09248	Long: -83.2877933			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1921
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame
Foundation Materials	Stone/concrete masonry
Window Materials	Aluminum replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1921-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	N/A			
Historic/Original Owner	Wellington & Mary Chamberlin			
Historic Building Use	Two-family duplex residence			
Current Building Use	Two-family duplex residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Likely the Neifert Family			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

This 1921 Craftsman Bungalow duplex is a 1.5-story frame dwelling situated at 25936/8 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s bungalow design adapted for multi-family use, including side-gabled roof form with shed dormer and enclosed front porch typical of early 20th century duplex residential development.

The house displays a rectangular footprint with side-gabled roof form creating horizontal emphasis typical of Craftsman Bungalow design. A large shed dormer extends across most of the front roof slope, providing substantial upper-story space and headroom for second-floor rooms. The shed dormer features two window openings with brown-painted frames and trim, separated by wall section clad in vinyl siding. The roof is covered with asphalt shingles in brown or tan tones with moderate pitch characteristic of the bungalow style.

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. Brown-painted trim surrounds windows and defines architectural details, creating color contrast. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block with distinctive decorative concrete block or stone veneer pattern in pinkish-tan tones covering the lower foundation walls and creating textured appearance.

The most prominent feature is the enclosed front porch extending across the entire facade, creating substantial sheltered space. The porch enclosure features large aluminum-frame windows arranged in groups, maximizing glass area and natural light penetration. Six window units span the porch front in horizontal arrangement, with brown-painted frames matching the dormer window trim. The porch foundation features the same decorative concrete block or stone veneer pattern as the main foundation, creating unified appearance. Wood stairs with railings provide access from grade to the porch level.

First-floor fenestration flanking the porch consists of aluminum-frame double-hung windows with brown trim. The right side elevation visible in the photograph features additional window openings serving the duplex units. The window openings maintain original locations despite replacement sash.

The property occupies a lot with mature deciduous and evergreen trees providing mixed canopy. A large evergreen conifer is visible in the right foreground. The lawn is maintained in good condition with thick turf. Adjacent residential structures are visible at left, including a single-story dwelling with similar siding.

Character-defining features include 1.5-story Craftsman Bungalow duplex form with side-gabled roof, large shed dormer extending across front roof slope providing upper-story space, enclosed full-width front porch with multiple aluminum-frame windows, decorative concrete block or stone veneer foundation treatment in pinkish-tan tones, multi-family duplex configuration, brown-painted window trim creating color contrast, concrete block foundation, vinyl siding over frame construction, aluminum-frame windows, wood porch stairs with railings, and mature landscape setting.

This two-story, multi-family wood frame residence is situated on lot 6 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1929, the address was 825/827 Huron River Drive.¹

This two-story, multi-family wood frame residence is situated on lot 6 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25938/25936 Huron River Drive.²

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

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

History of the Resource

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

In 1920, May Neifert owned lot 6 in Flat Rock Land Co. Subdivision and there was no house on this lot.³ In 1920, Wellington Chamberlin owned lot 6 in Flat Rock Land Co. Subdivision and the house thereon, 25936 Huron River Drive.⁴ In 1930, Wellington & Mary Chamberlin were living at 827 Huron River Drive.⁵

In 1939, Spencer O. Reeves, of Carleton, owned lot 6 in the Flat Rock Land Co. Sub and the residence thereon, 25936 Huron River Drive.⁶ In 1939, John and Zelfhia Booth and family were living at 25936 EHRD.⁷ In 1940, John H. & Zelfhia Booth and family were living at 25936 E. Huron River Drive, and John was employed as a car inspector for the railroad.⁸

In 1950, Orville & Marie Hart and son resided at 25936 E. Huron River Drive; and Orville worked as the Superintendent of Building for local construction.⁹

In 1963-65 Orval Hart, Evie Miller, Doris Miller and Teresa Tallman resided at 25936 E. Huron River Drive; in 1965 Charles A Gox and Orval Hart resided at 25936 E. Huron River Drive; in 1966, James C. Osborn resided at 25936 E. Huron River Drive; In 1967-68, John H. Byard resided at 25936 E. Huron River Drive.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 1921 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents early 1920s multi-family residential development and demonstrates typical Craftsman Bungalow duplex architecture adapted for multi-unit housing serving working-class rental housing needs.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1921 construction. Design integrity is good with 1.5-story Craftsman Bungalow duplex form, side-gabled roof with shed dormer, and full-width porch intact, though porch enclosure represents alteration. Materials integrity is fair with vinyl siding and aluminum windows representing alterations to original exterior materials, though distinctive decorative foundation veneer remains visible. Workmanship integrity is good with form, massing, and shed dormer construction demonstrating early 1920s building methods. Setting integrity is excellent with mature landscaping and residential neighborhood character. Feeling integrity is good with property conveying early 1920s Craftsman Bungalow duplex character through distinctive form and dormer despite material alterations. Association integrity is good through continuous multi-family residential use since construction.

Criterion A - Community Planning and Development: The 1921 construction date places this property within the early 1920s period of residential expansion preceding the 1929 economic collapse. The duplex configuration represents important multi-family housing development pattern that provided affordable rental housing for working-class families and single workers during the 1920s. Multi-family dwellings like this duplex served critical housing needs in industrial communities like Flat Rock, providing rental units for workers employed in local factories and industrial facilities. The Craftsman Bungalow styling applied to duplex construction demonstrates early 20th century architectural trends extending quality residential design principles to multi-family housing. The shed dormer configuration maximized upper-story living space within economical building form, enabling duplex units to provide adequate rooms for families. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor. The

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 56, entry for May Neifert; original records held by Brownstown Township Historical Society.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 13, entry for Wellington Chamberlin; original records held by Brownstown Township Historical Society.

⁵ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 260, family 284, for Wellington & Mary Chamberlin; 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.

⁶ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 209, entry for Spencer O. Reeves; 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 15B, dwelling 310, family ,John H. & Zelfhia Booth and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> ; accessed 27 July 2025), FHL# 005461710, image 34 of 1034; United States. National Archives and Records Administration.

⁹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 282, for Orville & Marie Hart 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.

¹⁰ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

continuous multi-family residential use since 1921 demonstrates successful duplex housing that served community rental housing needs across nine decades.

Period of Significance: The 1921-1975 period encompasses the property's construction during early 1920s prosperity through the district's terminal date, documenting its role in multi-family residential development.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status: The 1921 construction represents early 1920s multi-family residential development during pre-Depression prosperity period. The Craftsman Bungalow duplex form demonstrates adaptation of popular early 20th century residential style for multi-unit housing. The large shed dormer provides substantial upper-story space within economical bungalow form. The enclosed full-width front porch represents characteristic bungalow feature adapted for duplex use. The distinctive decorative concrete block or stone veneer foundation treatment provides unique architectural detail. The duplex configuration represents important multi-family housing type serving rental housing needs in industrial communities. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacement, and porch enclosure alterations. The distinctive bungalow form, shed dormer, porch, and decorative foundation remain intact, allowing the property to convey its 1921 origins and duplex character. Mature landscaping maintains residential neighborhood character. Continuous multi-family residential use since construction demonstrates successful duplex housing serving rental housing needs across nine decades. The property contributes to understanding early 1920s residential development patterns, Craftsman Bungalow adaptation for multi-family housing, duplex construction serving working-class rental housing needs, and residential expansion along Huron River Drive corridor 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_138_02_0006_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25946 E. Huron River Drive (821 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0005_000 Lot 5 Flat Rock Land Co. Subdivision (May 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0925915	Long: -83.2879572	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame
Foundation Materials	Stone masonry
Window Materials	Vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25946 E. Huron River Drive			
Historic/Original Owner	Lowell Harrington / Mrs. Ellen Eliza Lautenschlager			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25946 E. Huron River Drive represents a significant example of early Craftsman bungalow construction built in 1920, making it one of the earliest residential buildings within the Flat Rock Historical District and a rare example of pre-Ford industrial development that anticipated the community's future growth. This single-story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while demonstrating the quality construction and forward-thinking development that preceded Henry Ford's village industries by five years.

The building displays the quintessential Craftsman bungalow form with a front-facing gable roof that creates dramatic vertical emphasis while maintaining the horizontal proportions characteristic of the style. The roof is clad in asphalt shingles and features wide eaves that provide both functional weather protection and the distinctive shadow lines that define Craftsman architecture. The gable end treatment maintains appropriate proportional relationships and contributes to the building's overall architectural character.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Craftsman style.

A particularly notable and well-preserved feature is the building's foundation treatment, which exhibits substantial stone masonry work that demonstrates exceptional craftsmanship and quality construction methods typical of the 1910s. This stone foundation extends well above grade level and creates a distinctive visual base for the structure that both anchors the building to its site and provides practical benefits for Michigan's climate conditions. The stone work shows excellent craftsmanship with carefully fitted joints and uniform coursing that reflects high construction standards.

The primary facade faces north toward E. Huron River Drive and features an asymmetrical composition centered on a front porch that exemplifies Craftsman design principles. The porch is supported by columns and features white wooden railings that provide both functional safety and architectural definition to the entrance area. The porch creates an important transitional space between exterior and interior environments that reflects the Craftsman philosophy of integrating indoor and outdoor living.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Craftsman style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's single-story form and maintain the residential character appropriate to Craftsman design.

Character-defining features that remain intact include the front-facing gable with appropriate proportional relationships, the substantial stone foundation work demonstrating exceptional craftsmanship, the front porch configuration, the asymmetrical facade composition, the single-story bungalow massing, and the overall horizontal emphasis created by the building's proportions and roofline. Despite material alterations to the siding and windows, the building maintains its essential Craftsman character and continues to convey its architectural heritage and historical significance.

The building's 1920 construction date makes it particularly significant as it predates Ford's 1922 industrial development by five years, demonstrating early confidence in Flat Rock's development potential and representing the type of speculative residential construction that would prove crucial in accommodating the workforce attracted by Ford's village industries program. This early date suggests either prescient development by local investors or early industrial activity that preceded Ford's more famous operations.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that would become one of Flat Rock's primary residential corridors following Ford's industrial development. This location connects the property to the geographic feature that shaped Flat Rock's entire development history while demonstrating the desirability of riverside residential sites during the community's early industrial transformation.

This two-story, multi-family wood frame residence with garage is situated on lot 5 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1929, the address was 821 Huron River Drive.¹

This one-story, multi-family wood frame residence with garage is situated on lot 5 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25946 Huron River Drive.²

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

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

History of the Resource

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

In 1920, Lowell A. Harrington owned Lot 5, in the Flat Rock Land Co. Sub, and the residence thereon, 821 Huron River Drive.³

In 1930, Mrs. Ellen E. Lautenschlager was living at 821 Huron River Drive.⁴ In 1931, Mrs. Lautenschlager owned Lot 5 in the Flat Rock Land Co. Sub, and the residence thereon, 821 Huron River Drive.⁵ Mrs. Lautenschlager died at Eloise on 30 July 1934.⁶

In 1939, Herman Bordt owned Lot 5 in the Flat Rock Land Co. Sub.⁷ In 1939, Alexander McBain was living at 25946 HRD.⁸ In 1939, Julia Ofchar was living at 25946 HRD.⁹ In 1939, Steven and Berniece Orange and family were living at 25946 HRD.¹⁰ In 1940, Herman and Eva Pugh and family were living at 25946 E. Huron River Drive, and Herman was employed as a maintenance man for a rubber plant.¹¹

In 1950, John C. Near resided at 25946 E. Huron River Drive; and Dr. John C. Near was a retired physician.¹²

In 1962-68 John I. Webb resided at 25946 E. Huron River Drive.¹³

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 25946 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest residential buildings in Flat Rock and a rare example of pre-Ford speculative development that anticipated the community's future housing needs.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American residential and community development represented within the Flat Rock Historical District. Constructed in 1920, five years before Ford's arrival, this bungalow represents early speculative development that demonstrated remarkable foresight regarding Flat Rock's potential for growth and residential development. The building's high-quality construction, including the substantial stone foundation work, suggests confidence in the area's long-term prospects and represents the type of permanent, well-built housing that would prove essential in accommodating the workforce attracted by Ford's village industries program beginning in 1922. The property demonstrates the entrepreneurial spirit and development vision that preceded and enabled Flat Rock's successful transformation from rural village to industrial community, representing broader patterns of American small-town development during the 1920s and the role of speculative building in anticipating economic growth.

Criterion C Evaluation: Architecturally, the dwelling represents an important example of Craftsman bungalow construction from the style's early period, demonstrating the design principles and construction techniques that characterized high-quality residential building during the 1920s. While the building has undergone material alterations including vinyl siding and

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 33, entry for Lowell A. Harrington; original records held by Brownstown Township Historical Society.

⁴ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 92, family 106, for Ellen E. Lautenschlager; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

⁵ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 126; citing entry for Mrs. F. Lautenschlager; held by Brownstown Township Historical Society.

⁶ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7B-XYW> : Fri Mar 08 23:09:01 UTC 2024), entry for Ellen Eliza Lautenschlager, 30 Jul 1934.

⁷ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," paginated, arranged by subdivision; citing p. 209, entries for Herman Bordt; 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 [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹⁰ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹¹ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 312, family ,Herman & Eva Pugh and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

¹² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 285, for John C. Near ; 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.

¹³ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**), held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

replacement windows, it retains its essential Craftsman form, massing, and character-defining features including the front-facing gable configuration, front porch treatment, and particularly the exceptional stone foundation work that clearly convey its architectural heritage and construction quality. The building demonstrates early application of Craftsman design principles in Flat Rock and represents the architectural sophistication available to and preferred by early 20th-century residents who invested in permanent, well-designed housing before the community's more famous industrial development period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its Craftsman form, massing, proportions, and key architectural features including the gable configuration and porch treatment.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, though the preservation of the exceptional stone foundation work maintains important evidence of original construction quality.

Workmanship: The building retains substantial integrity of workmanship, particularly evident in the preserved stone foundation work that demonstrates the high construction standards and craftsmanship of 1920 building practices.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of early 20th-century Craftsman residential architecture through its preserved form, scale, and neighborhood context.

Association: The property retains exceptional associative links to early speculative development in Flat Rock and represents the prescient planning and investment that enabled the community's successful accommodation of Ford's later industrial workforce.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District and merits consideration for individual National Register eligibility due to its exceptional early date and role in Flat Rock's pre-industrial development. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute significantly to the district's representation of early 20th-century community development. The building's 1920 construction date and preserved stone foundation work make it historically significant despite material changes, as it represents crucial early development that anticipated and enabled Flat Rock's later transformation into a successful 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_138_02_0005_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25954 E. Huron River Drive (815 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0004_000 Lot 4 Flat Rock Land Co. Subdivision (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0926653	Long: -83.2880998	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1920
Architectural Style	Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/ front projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Brick/concrete masonry
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25954 E. Huron River Drive			
Historic/Original Owner	Arthur W. & Grace (nee Neifert) Long			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Likely the Neifert Family			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

This 1920 Craftsman Bungalow is a 1.5-story frame dwelling situated at 25954 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s Craftsman design including complex massing with side wing, front gable projection, substantial front porch, and varied rooflines typical of the style's emphasis on picturesque composition and horizontal emphasis.

The house displays an L-shaped footprint created by a main rectangular block with perpendicular side wing extending to create complex massing. The main block features side-gabled roof form with moderate pitch typical of Craftsman Bungalow design. A prominent front gable projection rises above the main roofline, creating two-story vertical element that breaks the horizontal emphasis and provides upper-story space. The side wing exhibits its own gable roof orientation. The roof is covered with asphalt shingles in gray tones. Wide overhanging eaves with exposed rafter tails are characteristic Craftsman details, though these may be covered by aluminum soffits. A brick chimney rises from the right side wing, 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 and painted in dark reddish-brown or burgundy tones creating strong color contrast with the light siding.

The most prominent architectural feature is the full-width front porch extending across the main facade, creating substantial sheltered outdoor living space characteristic of Craftsman emphasis on indoor-outdoor connections. The porch is elevated above grade and features simple square posts or columns supporting the porch roof, which extends from the main roof eave line. White-painted railings with vertical balusters provide porch enclosure, creating cottage-like appearance. Wood stairs with white-painted railings and newel posts provide access from grade, featuring dual runs creating symmetrical approach. The porch foundation is painted in the same dark burgundy tone as the main foundation, creating unified color scheme.

The front gable projection dominates the upper story, rising to full two-story height and featuring windows on both levels. The upper-story windows consist of paired aluminum-frame double-hung units providing light to second-floor rooms. First-floor fenestration on the main facade features multiple window groupings with aluminum-frame double-hung units. A large window grouping consisting of four or five units spans much of the left portion of the facade beneath the porch roof, creating substantial glass area and natural light penetration. Additional windows are symmetrically arranged. The side wing visible on the right features additional window openings serving interior rooms.

The property occupies an interior lot within an established residential neighborhood. Mature deciduous trees provide overhead canopy at the lot edges. Foundation plantings include perennials and ornamental plants in beds along the porch foundation, displaying seasonal flowers. A young ornamental tree is planted in the front yard. The lawn is maintained in good condition with thick turf. Concrete walkways provide pedestrian circulation. Adjacent residential structures are visible including similar-era bungalows, demonstrating consistent early 1920s residential development pattern along E. Huron River Drive. A detached garage structure is located at the rear of the property.

Character-defining features include 1.5-story Craftsman Bungalow form with complex L-shaped massing, side-gabled roof with prominent front gable projection creating two-story element, side wing with perpendicular gable roof, full-width front porch with square posts and white-painted railings, dual-run porch stairs with symmetrical approach, concrete block foundation painted in dark burgundy tones, brick chimney, aluminum siding in white, aluminum-frame double-hung windows in various groupings, wide eaves suggesting Craftsman detailing, foundation plantings, and detached garage.

This two-story, multi-family wood frame residence with garage is situated on lot 4 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1929, the address was 815 Huron River Drive.¹

This one-story, multi-family wood frame residence with garage is situated on lot 4 of the Flat Rock Land Co. Subdivision, in the Village of Flat Rock, and in 1941, the address was 25954 Huron River Drive.²

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

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

History of the Resource

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

In 1920, Arthur W. Long owned lot 4 in the Flat Rock Land Co. Subdivision in the Village of Flat Rock.³ Arthur W. Long married Grace Niefert on 25 September 1920, it is likely that the house and lot were a gift from the Niefert family since they owned several of these lots in this area and another lot had been purchased for Grace's sister, May Niefert.⁴

In 1930, Alfred J. and Sophia Draftz were living at 815 Huron River Drive, and Alfred was employed as a Foreman for the Lamp Plant.⁵ In 1939, Alfred and Sophia Draftz and family were living at 25954 HRD.⁶ In 1940, Alfred and Sophia Draftz and family were living at 25954 E. Huron River Drive, and Alfred was employed as an assembly foreman for an auto factory.⁷ In 1949, Alfred Draftz resided at 25954 E. Huron River Drive.⁸ In 1950, Alfred & Sophia Draftz resided at 25954 E. Huron River Drive; and Alfred worked as a foreman for an auto manufacturing plant.⁹

In 1962-64, Forest Nabors resided at 25954 E. Huron River Drive.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 1920 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1920s residential development and demonstrates characteristic Craftsman Bungalow design with complex massing, substantial front porch, and picturesque composition typical of the style at its peak popularity.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original site since 1920 construction. Design integrity is excellent with 1.5-story Craftsman Bungalow form, complex L-shaped massing, front gable projection, side wing, and full-width porch all intact. Materials integrity is good with aluminum siding and window replacements representing alterations to original materials, though concrete block foundation, brick chimney, and porch configuration with posts and railings remain visible. Workmanship integrity is excellent with complex massing, varied rooflines, and porch construction demonstrating quality early 1920s craftsmanship. Setting integrity is excellent within established residential neighborhood with period-contemporary bungalows. Feeling integrity is excellent with property completely conveying early 1920s Craftsman Bungalow residential character through distinctive form and massing. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1920 construction date places this property within the peak period of early 1920s residential expansion preceding the 1929 economic collapse. Construction in 1920 occurred during the height of post-World War I prosperity when residential development flourished across American communities. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor connecting to Detroit metropolitan area. The substantial Craftsman Bungalow design demonstrates quality residential investment typical of prosperous early 1920s conditions, contrasting with the more modest dwellings constructed during subsequent Depression and wartime periods. The continuous single-family residential use since 1920 demonstrates successful residential development that established stable neighborhoods serving community housing needs across nine decades including Depression, wartime, post-war, and suburban development periods.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 42, entry for Arthur W. Long; original records held by Brownstown Township Historical Society.

⁴ "Michigan, Marriages, 1868-1925", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:N31Z-6TX> : Thu Jul 31 16:44:29 UTC 2025), Entry for Arthur W. Long and Grace Niefert, 25 September 1920.

⁵ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 91, family 105, for Alfred J & Sophia Draftz ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 447 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 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 313, for Alfred & Sophia Draftz and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

⁸ Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

⁹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 80, dwelling 286, for Alfred & Sophia Draftz ; 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.

¹⁰ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C - Architecture: The property represents an excellent example of Craftsman Bungalow residential architecture exhibiting characteristic design features of the style at its peak popularity in the early 1920s. The complex L-shaped massing with main block and perpendicular side wing creates picturesque composition typical of Craftsman emphasis on varied forms and interesting rooflines. The prominent front gable projection rising to two-story height demonstrates Craftsman design flexibility adapting bungalow forms to provide substantial interior space. The full-width front porch with square posts and railings represents the most essential Craftsman feature, emphasizing outdoor living space and creating welcoming residential character. The dual-run porch stairs with symmetrical approach demonstrates attention to design detail and formal entry sequence. The varied rooflines with side gables, front gable projection, and wing create visual interest characteristic of Craftsman picturesque composition. The multiple window groupings providing substantial natural light penetration reflect Craftsman emphasis on connecting interior spaces with outdoor environment. The complex massing and varied architectural elements distinguish this property as superior example of Craftsman Bungalow design exceeding the simpler rectangular bungalows more commonly constructed during the 1920s.

Period of Significance: The 1920-1975 period encompasses the property's construction during peak Craftsman Bungalow popularity through the district's terminal date, documenting its role in early 1920s residential development.

Recommendation: CONTRIBUTING

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

Reasons Supporting Contributing Status: The 1920 construction represents early 1920s residential development during post-World War I prosperity and Craftsman Bungalow peak popularity. The complex 1.5-story form with L-shaped massing demonstrates superior Craftsman design exceeding typical rectangular bungalows. The prominent front gable projection creates distinctive two-story element within bungalow form. The side wing with perpendicular gable roof creates picturesque composition. The full-width front porch with square posts and white railings exhibits essential Craftsman feature emphasizing outdoor living. The dual-run symmetrical porch stairs demonstrate design attention to formal entry. The varied rooflines create visual interest characteristic of Craftsman picturesque aesthetic. Excellent integrity retained in all seven aspects despite aluminum siding and window replacements. The distinctive complex massing, varied rooflines, porch, and overall Craftsman character remain completely intact, allowing the property to authentically convey its 1920 origins. Location on E. Huron River Drive documents residential corridor development. Interior lot within established neighborhood of period-contemporary bungalows maintains residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding early 1920s residential development patterns, Craftsman Bungalow architectural prevalence at style's peak popularity, superior complex bungalow design, residential expansion along Huron River Drive corridor, and early 20th century neighborhood formation 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_138_02_0004_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25964 E. Huron River Drive (811 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0003_000 Lot 3 Flat Rock Land Co. Subdivision (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0928215	Long: -83.2881743	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Side Gabled w/ front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Original Leaded Glass w/Aluminum Storm
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Planning and Development, Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Porch/Siding <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25964 E. Huron River Drive			
Historic/Original Owner	Otto & Tillie Ruettinger			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Likely Aldin Ford Mudge			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

This 1920 Craftsman Bungalow is a 1.5-story frame dwelling situated at 25964 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s Craftsman design including side-gabled roof form with front gable dormer, catslide roof extension, and distinctive leaded glass windows typical of high-style Craftsman residential architecture at the peak of the style's popularity.

The house displays a rectangular footprint with side-gabled roof form creating horizontal emphasis typical of Craftsman Bungalow design. A prominent front gable dormer projects from the front roof slope, rising to substantial height and providing upper-story space. The dormer features a band of windows across its face, creating substantial fenestration for second-floor rooms. A distinctive catslide roof extension sweeps downward from the main roofline over a side wing or porch area, creating continuous roofline that extends to lower elevation. This catslide configuration provides sheltered space beneath economical roof framing characteristic of early 1920s construction. The roof is covered with asphalt shingles in green or gray-green tones with moderate pitch.

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 most architecturally significant feature is the retention of leaded glass windows with decorative glazing patterns in the upper sash, representing high-quality Craftsman craftsmanship. These leaded glass windows are protected by aluminum storm windows while preserving the original decorative glazing beneath. The leaded glass patterns are visible in multiple window openings including the dormer windows and first-floor windows. Window groupings include bands of multiple units providing substantial natural light penetration characteristic of Craftsman design.

A covered front porch extends across a portion of the facade beneath the catslide roof extension. The porch has been partially enclosed with vertical wood siding or board-and-batten treatment creating privacy screening while maintaining open upper portions with railings. This partial enclosure represents later modification adapting the porch for increased privacy. White-painted railings with vertical balusters provide porch enclosure on remaining open sections. Wood stairs with white-painted railings provide access from grade to the elevated porch level.

The right side elevation features a two-story section with multiple window openings serving interior rooms. An angled bay window or projection extends from the first floor on this elevation, creating expanded interior space. Additional window groupings maintain the leaded glass upper sash configuration with aluminum storm protection.

The property occupies an interior lot within an established residential neighborhood. Mature deciduous trees provide overhead canopy at the lot edges. Foundation plantings include hostas and shaped evergreen shrubs. The lawn is maintained in good condition with thick turf. A concrete driveway extends along the side of the property. Adjacent residential structures are visible including period-contemporary dwellings, demonstrating consistent early 1920s residential development pattern along E. Huron River Drive.

Character-defining features include 1.5-story Craftsman Bungalow form with side-gabled roof, prominent front gable dormer with band of windows, catslide roof extension over side porch area, retention of original leaded glass windows with decorative patterns in upper sash protected by aluminum storm windows, covered front porch with partial vertical wood siding enclosure for privacy, white-painted railings and balusters, angled bay window projection on side elevation, concrete block foundation, aluminum siding over frame construction, and detached garage.

This one-and-a-half story, single-family wood frame residence with original tile garage at the rear of the lot is situated on lot 3 of the Flat Rock Land Co. Subdivision in the Village of Flat Rock, and in 1941, the address was 25964 E. Huron River Drive.¹

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

History of the Resource

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

In 1920, A.F. Mudge [believed to be Aldin Ford Mudge] owned lot 3 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 811 Huron River Drive.² In 1925, Otto Ruettinger owned lot 3 in the Flat Rock Land Co. Subdivision and the residence thereon, 811 Huron River Drive.³ In 1930, Otto & Tillie Ruettinger and family were living at 811 Huron River Drive, and Otto was employed in the manufacturing of drain tile.⁴ The garage at the back of the property is noted as being constructed of tile on the 1941 Sanborn.⁵ In 1931, Otto Ruettinger owned Lot 3 in the Flat Rock Land Co. Sub.⁶ In 1939, Otto & Otilia Ruettinger were living at 25964 HRD.⁷ In 1939, Otto & Otilia Ruettinger were living at 25964 HRD.⁸ In 1940, Otto & Otilia Ruettinger and family were living at 25974 E. Huron River Drive, and Otto was employed as a manufacturer for drain tiles.⁹ In 1950, Otto & Tillie Ruettinger resided at 25964 E. Huron River Drive; and Otto worked as manager & operator at tile making.¹⁰

Wayne County Register of Deeds Summary:¹¹

The Flat Rock Land Co., a Michigan Corporation, Village of Flat Rock, conveyed Lot 3 to Aldin F. Mudge and Elsie Mudge, his wife, by Warranty Deed on December 22, 1920, recorded January 3, 1921.

Aldin F. Mudge and Elsie Mudge, his wife, took out a mortgage from State Savings Bank, a Michigan Corporation, in the amount of \$1,500 on July 26, 1920, recorded January 3, 1921, on Lot 3.

Otto H. Ruettinger (O. H. Ruettinger) and Tillie, his wife, took out a mortgage from State Savings Bank of Flat Rock, Michigan Corporation, in the amount of \$3,200 on March 17, 1928, recorded March 21, 1928, on Lot 3.

Otto H. Ruettinger and Tillie, his wife, as tenants by the entireties, conveyed Lot 3 to the State Savings Bank on January 23, 1931, recorded January 26, 1931, by Assignment dated 1950 (Death Record).

Tillie M. Ruettinger took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of \$3,750 on January 21, 1941, recorded February 1, 1941, on Lot 3.

Otto H. Ruettinger and Tillie, his wife, granted a Quit Claim Deed for the above-named grantor on January 18, 1941, recorded February 1, 1941, on Lot 3. The entry notes this was for one dollar and other good valuable consideration.

Tillie Ruettinger and Sophie Draftz, his wife (Alfred J. Draftz), conveyed Lot 3 to Otto H. Ruettinger and Tillie, his wife, by Warranty Deed on January 31, 1953, recorded February 17, 1953. Alfred J. Draftz and Sophie, his wife, jointly and severally, also conveyed Lot 4 by the same deed.

Alfred J. Draftz and Sophie, his wife, conveyed Lot 3 to Garnet J. Lucier and Lynn Day G., his wife, by Warranty Deed for \$18,400 on May 3, 1968, recorded May 8, 1968.

Garnet J. Lucier and Lynn Day G. Lucier, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of \$16,560 on May 3, 1968, recorded May 8, 1968, on Lot 3.

Garnet J. Lucier and Lynn Day G., his wife, conveyed Lot 3 to Erving J. Brown and Vivian, his wife, by Warranty Deed for \$21,000 on September 3, 1974, recorded September 18, 1974. The deed notes it is subject to a mortgage to Peoples Bank of Trenton, which grantees assume and agree to pay.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 54, entry for A.F. Mudge; original records held by Brownstown Township Historical Society.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Otto Ruettinger; original records held by Brownstown Township Historical Society.

⁴ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 12B, dwelling 262, family 288, for Otto & Tillie Ruettinger and family; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-FD?cat=1036363&i=461&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 462 of 1148; United States. National Archives and Records Administration.

⁵ Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for E. Huron River Drive; imaged, Library of Congress (<http://hdl.loc.gov/loc.gmd/g4114fm.g040081941> : accessed 29 July 2025), Library of Congress Geography and Map Division Washington, D.C.

⁶ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision citing page 126; citing entry for Otto Ruettinger; held by Brownstown Township Historical Society

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

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

⁹ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15B, dwelling 314, for Otto & Otilia Ruettinger and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZM?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 34 of 1034; United States. National Archives and Records Administration.

¹⁰ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 287, for Otto & Tillie Ruettinger ; 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.

¹¹ Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026; Imaged. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **43** > Page #: **21** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 1 through 27 inclusive of Flat Rock Land Company Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 43, Page 21, on 20 Oct 1920. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8A-28-2 through 8A-28-17.

Erving J. Brown and Vivian, his wife, entered into a Land Contract for \$31,275.27 with Tony Ancona and Johanna, his wife; Mary Stella Ancona and Teresa Ancona, as joint tenants with right of survivorship and not as tenants in common, on September 3, 1974, recorded September 18, 1974, on Lot 3.

Tony Ancona and Johanna, his wife, granted a temporary easement to the City of Flat Rock on January 6, 1978, recorded June 20, 1979, on Lot 3. The easement was for sewer construction, being a 5-foot strip of land beginning at the southwesterly 5 feet of the northeasterly 15 feet, lying southwesterly of and adjacent to the northeasterly line of said lot.

Statement of Significance/Recommendation of Eligibility

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

This 1920 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1920s residential development at the peak of Craftsman Bungalow popularity and demonstrates high-style Craftsman design with exceptional preservation of original leaded glass windows representing significant architectural craftsmanship.

Integrity Assessment: The property retains excellent integrity in most aspects despite exterior material alterations and partial porch enclosure. Location integrity is complete with the dwelling remaining on original site since 1920 construction. Design integrity is very good with 1.5-story Craftsman Bungalow form, front gable dormer, catslide roof extension, and overall massing intact, though partial porch enclosure represents modification. Materials integrity is very good with exceptional preservation of original leaded glass windows beneath storm windows representing rare survival of decorative glazing, though aluminum siding covers original wall materials. Workmanship integrity is excellent with leaded glass window craftsmanship demonstrating high-quality early 1920s artisan work. Setting integrity is excellent within established residential neighborhood. Feeling integrity is excellent with property conveying early 1920s high-style Craftsman Bungalow character through distinctive form, dormer, catslide roof, and especially the preserved leaded glass windows. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1920 construction date places this property at the beginning of the prosperous 1920s decade when residential development flourished following World War I. Construction in 1920 represents early post-war building activity when returning servicemen and industrial workers created housing demand in communities like Flat Rock. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor connecting to Detroit metropolitan area. The substantial Craftsman Bungalow design with quality features including leaded glass windows demonstrates significant residential investment typical of early 1920s prosperity conditions. The continuous single-family residential use since 1920 demonstrates successful residential development that established stable neighborhoods serving community housing needs across more than a century.

Criterion C - Architecture: The property represents an exceptional example of early 1920s Craftsman Bungalow architecture distinguished by the preservation of original leaded glass windows with decorative patterns. The retention of these leaded glass windows represents extraordinary material integrity, as decorative art glass is typically lost through window replacement programs. The leaded glass upper sash with geometric or stylized patterns demonstrates high-quality craftsmanship and represents the Craftsman movement's emphasis on artistic detailing and handcrafted elements. These windows elevate the property above typical bungalows and indicate original owner investment in quality residential design. The front gable dormer with band of windows provides substantial upper-story space and creates distinctive Craftsman profile. The catslide roof extension demonstrates economical roof framing while creating sheltered porch space characteristic of early 1920s construction. The angled bay window projection provides expanded interior space and architectural interest. The 1.5-story form maximizes living space within compact footprint typical of efficient bungalow design. The preservation of original leaded glass windows protected by storm windows demonstrates successful balance between historic material preservation and practical weatherization.

The 1920 construction represents early 1920s residential development at beginning of post-World War I prosperity and Craftsman Bungalow peak popularity. The 1.5-story Craftsman Bungalow form with front gable dormer demonstrates characteristic early 1920s design. The catslide roof extension creates economical sheltered space. The exceptional preservation of original leaded glass windows with decorative patterns represents extraordinary material integrity and high-quality Craftsman craftsmanship rarely surviving in modified bungalows. The leaded glass windows demonstrate artistic detailing and handcrafted elements central to Craftsman design philosophy. The angled bay window projection provides architectural interest. Excellent integrity retained in most aspects despite aluminum siding and partial porch enclosure. The distinctive form, dormer, catslide roof, and especially the preserved leaded glass windows remain intact, allowing the property to authentically convey its 1920 origins and high-style Craftsman character. Location on E. Huron River Drive documents residential corridor development. Interior lot within established neighborhood maintains residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding early 1920s residential development patterns, high-style Craftsman Bungalow architecture with artistic glass

elements, exceptional preservation of decorative leaded glass windows, residential expansion along Huron River Drive corridor, and early 20th century neighborhood formation 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_138_02_0003_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25976 E. Huron River Drive (805 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0002_000 Lot 2 Flat Rock Land Company (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0929038	Long: 42.0929038	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Bungalow w/Tudor Influence
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/double dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Brick
Window Materials	Wood w/aluminum storm
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1928-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25976 E. Huron River Drive			
Historic/Original Owner	Cyril Bryant			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Bryant Family Likely			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

This 1928 Craftsman Bungalow is a 1.5-story frame dwelling situated at 25976 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of late 1920s Craftsman design including side-gabled roof form with prominent gable dormers, substantial brick chimney, and covered front porch typical of the style's emphasis on horizontal massing and outdoor living space.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile with steep pitch enabling upper-story living space within the roof volume. Two large gable dormers project from the front roof slope, providing substantial light and headroom to upper-story rooms. The dormers feature distinctive arched or Palladian-style windows with decorative muntins creating fanlight configuration in the upper portions, representing high-style Craftsman detailing. The roof is covered with asphalt shingles in blue-gray tones with moderate pitch. A massive brick chimney rises prominently from the right side of the structure, constructed of tan or buff-colored brick with substantial mass characteristic of Craftsman emphasis on natural materials and substantial construction.

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 brick, visible at grade level and displaying the same tan or buff coloration as the chimney, creating unified masonry appearance. The brick foundation demonstrates quality construction typical of late 1920s residential development.

A covered front porch extends across a portion of the facade, providing sheltered outdoor living space characteristic of Craftsman design. The porch features simple square columns or posts supporting a gable roof that projects from the main roofline. The porch foundation appears to be brick construction matching the main foundation. Concrete steps provide access from grade to the porch level.

First-floor fenestration consists of wood double-hung windows with aluminum storm windows providing weather protection and energy efficiency. The retention of original wood windows beneath storm windows represents good preservation of historic materials. Window openings are arranged in various groupings including paired units providing substantial natural light penetration. The right side elevation features a prominent brick chimney mass that extends from foundation to roof peak, creating substantial vertical element and demonstrating quality masonry craftsmanship.

The property occupies an interior lot within an established residential neighborhood. Mature deciduous trees provide substantial overhead canopy. A large deciduous tree stands prominently in the center of the front yard. Foundation plantings include small ornamental shrubs and a Japanese maple displaying burgundy foliage. The lawn is maintained in moderate condition. A concrete driveway extends along the right side of the property, showing weathering and deterioration. A detached garage structure with frame construction and vinyl siding is visible at the rear right, accessed from the driveway. Adjacent residential structures are visible including similar-era dwellings, demonstrating consistent late 1920s residential development pattern along E. Huron River Drive.

Character-defining features include 1.5-story Craftsman Bungalow form with side-gabled roof and steep pitch, two large front gable dormers with distinctive arched or Palladian-style windows featuring decorative muntins, massive brick chimney in tan or buff coloration rising prominently from right side, brick foundation matching chimney, covered front porch with square columns and gable roof, vinyl siding over frame construction, original wood double-hung windows with aluminum storm windows, rectangular footprint with compact massing, mature landscape setting, and detached garage.

History of the Resource

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

In 1930, Cyril and Esther Bryant were living at 805 Huron River Drive, and Cyril was employed as a Bookkeeper for a local garage.¹ In 1931, Cyril Bryant owned lot 2 in the Flat Rock Land Co. Sub and the residence thereon, 25976 Huron River Drive in the Village of Flat Rock, Michigan.²

In 1940, Harold and Edna Crook and family were living at 25976 E. Huron River Drive, and Harold was employed as a repairman for the Trenton Channel power plant.³ In 1942, Harold Crook owned lot 2 in the Flat Rock Land Co. Sub and the residence thereon, 25976 Huron River Drive in the Village of Flat Rock, Michigan.⁴ In 1950, Harold and Edna Crook and family resided at 25976 E. Huron River Drive; and Harold was working as a manager & operator for a local garage.⁵ In 1962 Harold Crooks resided at 25976 E. Huron River Drive.⁶

The Flat Rock Land Co., a Michigan Corporation, conveyed Lot 2 to Floyd Bryant and Jennie Bryant, his wife, by Warranty Deed on January 1, 1929, recorded April 18, 1929.⁷

Esther L. Bryant filed a Chancery File against Cyril R. Bryant, recorded March 29, 1934. The entry notes: Divorce, Lot 2.

Arthur K. Crooks and Mina, his wife, took out a mortgage from The State Savings Bank of Flat Rock in the amount of \$2,300 on May 31, 1935, recorded June 4, 1935, on Lot 2.⁸

In Re: Petition of the City of Flat Rock for Phase III Sewer Construction, a default judgment was entered on July 6, 1979, recorded July 24, 1979, as to Parcel AFRLC-2, WCA #78-838526-CC, on Lot 2.⁹

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 1928 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents late 1920s residential development during the final years of pre-Depression prosperity and demonstrates high-style Craftsman Bungalow design with distinctive dormers featuring decorative windows and substantial brick chimney representing quality construction.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite vinyl siding alteration. Location integrity is complete with the dwelling remaining on original site since 1928 construction. Design integrity is excellent with 1.5-story Craftsman Bungalow form, side-gabled roof with two distinctive gable dormers, covered porch, and overall massing intact. Materials integrity is very good with original wood windows preserved beneath storm windows, brick foundation and massive brick chimney intact, though vinyl siding covers original wall materials. Workmanship integrity is excellent with distinctive dormer windows featuring decorative arched muntins, massive brick chimney construction, and overall quality craftsmanship demonstrating late 1920s building methods. Setting integrity is excellent within established residential neighborhood. Feeling integrity is excellent with property completely conveying late 1920s Craftsman Bungalow residential

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 107, family 125, for Cyril & Esther Bryant ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 126, entry for Cyril Bryant; 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 16A, dwelling 305, for Harold & Edna Crook and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 35 of 1034; United States. National Archives and Records Administration.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 3," arranged by subdivision; 3:655, entry for Harold Crook; 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 27, dwelling 288, for Harold & Edna Crook and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

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

⁷ Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **43** > Page #: **21** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 27 inclusive of Flat Rock Land Company Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 43, Page 21, on 20 Oct 1920. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8A-28-2 through 8A-28-17.*

⁸ Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

⁹ Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

character through distinctive dormers and chimney. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1928 construction date places this property within the final years of the 1920s prosperity boom, occurring one year before the 1929 stock market crash that would halt most residential construction. Construction in 1928 represents the culmination of the decade's residential expansion when substantial quality housing was built before economic conditions deteriorated. The property's location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor. The substantial Craftsman Bungalow design with quality materials including brick foundation and massive chimney demonstrates significant residential investment typical of the prosperous late 1920s, contrasting sharply with the economical dwellings constructed during subsequent Depression and wartime periods. The continuous single-family residential use since 1928 demonstrates successful residential development that established stable neighborhoods serving community housing needs across nearly a century.

Criterion C - Architecture: The property represents an excellent example of late 1920s Craftsman Bungalow architecture exhibiting high-style design features that distinguish it from typical bungalows of the period. The two prominent gable dormers with distinctive arched or Palladian-style windows featuring decorative muntins represent sophisticated architectural detailing exceeding standard dormer fenestration. These decorative windows create focal points and demonstrate quality craftsmanship and design attention. The massive brick chimney constructed of tan or buff-colored brick represents substantial masonry work characteristic of Craftsman emphasis on natural materials and permanent construction. The chimney's prominent placement and substantial mass create strong vertical element contrasting with the bungalow's horizontal emphasis. The brick foundation matching the chimney creates unified masonry composition demonstrating design coherence. The covered front porch with simple columns maintains Craftsman principles emphasizing outdoor living space. The retention of original wood windows beneath aluminum storm windows preserves authentic historic materials increasingly rare in modified bungalows. The 1.5-story form with steep-pitch roof and substantial dormers maximizes interior living space within compact footprint, demonstrating efficient residential design typical of late 1920s construction.

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

Reasons Supporting Contributing Status: The 1928 construction represents late 1920s residential development during final year of pre-Depression prosperity. The 1.5-story Craftsman Bungalow form demonstrates characteristic design of the style at end of its popularity period. The two prominent gable dormers with distinctive arched or Palladian-style windows featuring decorative muntins represent high-style architectural detailing. The massive brick chimney in tan or buff coloration demonstrates substantial masonry craftsmanship and Craftsman emphasis on natural materials. The brick foundation matching chimney creates unified masonry composition. The covered front porch maintains Craftsman outdoor living emphasis. The retention of original wood windows beneath aluminum storm windows preserves authentic historic materials. Excellent integrity retained in all seven aspects despite vinyl siding alteration. The distinctive dormers with decorative windows, massive brick chimney, brick foundation, porch, and original windows remain intact, allowing the property to authentically convey its 1928 origins and high-style Craftsman character. Location on E. Huron River Drive documents residential corridor development. Interior lot within established neighborhood maintains residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1920s residential development patterns, high-style Craftsman Bungalow architecture, quality construction during final prosperity year before Depression, residential expansion along Huron River Drive corridor, and late 1920s neighborhood formation 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), search for parcel 58_138_02_0002_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25984 E. Huron River Drive [801 E. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0001_000 Lot 1 Assessor's Flat Rock Plat No. 6 (Oct 1920)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0929993	Long: -83.2884498			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1917
Architectural Style	American Foursquare
Building Form	2 Story Rectilinear
Roof Form	Hip with dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Aluminum replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage [original]

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1917-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25984 E. Huron River Drive			
Historic/Original Owner	Floyd & Jennie Belle (nee Miller) Bryant			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Floyd Bryant			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25984 E. Huron River Drive represents a significant example of American Foursquare architecture constructed in 1917, making it one of the earliest residential buildings within the Flat Rock Historical District and an exceptional example of pre-Ford industrial development that demonstrated remarkable foresight regarding the community's future potential. This two-story frame dwelling exhibits the characteristic features of the American Foursquare style while serving as tangible evidence of early speculative residential construction that preceded Henry Ford's village industries by five years.

The building displays the quintessential American Foursquare form with a compact, nearly square plan and hip roof configuration that creates the characteristic horizontal emphasis and substantial appearance of this popular early 20th-century style. The roof is clad in asphalt shingles and features a prominent hip-roofed dormer that provides additional upper-level space and natural light while maintaining the building's formal, symmetrical appearance. The roofline includes appropriate eave treatments and proportional relationships that preserve the fundamental Foursquare aesthetic.

The exterior walls are currently clad in aluminum siding that has replaced the original wood clapboard siding typical of American Foursquare construction during the 1910s. While this represents a significant alteration to the building's original materials, the aluminum siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the American Foursquare style.

The primary facade faces north toward E. Huron River Drive and displays the symmetrical composition characteristic of American Foursquare design principles. The entrance is centrally positioned and approached by a simple set of steps that maintain the building's formal appearance while providing necessary access. Black shutters flank the windows, adding visual interest and color contrast while referencing traditional American residential aesthetic elements that complement the Foursquare style's emphasis on substantial, dignified appearance.

A notable modification to the building's original design is the addition of an enclosed porch or sun room along the side elevation, visible in the second image. This addition appears to be a mid-20th century modification that reflects changing lifestyle preferences and the desire for additional indoor-outdoor living space. While this addition alters the building's original form, it demonstrates the practical adaptation of historic buildings to meet evolving family needs and represents the type of sympathetic modification that allows historic structures to remain functional and occupied.

The hip-roofed dormer contains multiple windows that create abundant natural light for the upper-level living spaces while maintaining the building's symmetrical appearance. This dormer treatment represents the American Foursquare's characteristic approach to maximizing interior space within a compact building envelope while preserving the style's emphasis on formal, geometric composition.

Window openings throughout the dwelling consist of aluminum replacement units that maintain appropriate proportions and spacing consistent with the American Foursquare style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's substantial two-story massing and maintain the formal appearance appropriate to Foursquare design.

Character-defining features that remain intact include the two-story Foursquare massing with substantial proportions, the hip roof form with dormer, the symmetrical facade composition, the central entrance placement, and the overall formal appearance that distinguishes this dwelling as a substantial early 20th-century residence. Despite material alterations and the side addition, the building maintains its essential architectural form and continues to convey its American Foursquare design heritage and historical significance.

The building's 1917 construction date makes it particularly significant as it predates Ford's 1922 industrial development by five years, demonstrating extraordinary confidence in Flat Rock's development potential and representing the type of substantial speculative residential construction that would prove crucial in accommodating the workforce attracted by Ford's village industries program. This early date suggests either prescient development by local investors or early recognition of industrial development opportunities that preceded Ford's more famous operations.

A detached garage, made from shadow blocks, matches the early 20th century time period and is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that would become one of Flat Rock's primary residential corridors following Ford's industrial development. This location demonstrates early recognition of the street's potential importance and strategic value for substantial residential investment during the 1910s.

The 1917 construction date places this American Foursquare dwelling in the early period of catalog home popularity, when companies like Sears Roebuck & Company and Aladdin Company were beginning to offer substantial two-story designs to meet growing demand for modern, middle-class housing. The building's classic American Foursquare features, including the

hip roof with dormer, symmetrical facade arrangement, and substantial two-story form, match catalog offerings designed for prosperous families seeking dignified, modern housing during the 1910s. Companies like Sears offered numerous Foursquare variations during this period, marketing them as providing both architectural sophistication and practical modern living arrangements for successful middle-class families. The building's substantial scale and formal appearance **suggest this was likely from a premium catalog line** or represents local builder interpretation of Foursquare principles drawn from architectural pattern books that promoted this style during the 1910s.

History of the Resource

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

In 1920, Floyd Bryant owned lot 1 in the Flat Rock Land Co. Subdivision and constructed the residence thereon, 801 Huron River Drive.¹ In 1925, Floyd Bryant owned lot 1 in the Flat Rock Land Co. Subdivision and the residence thereon, 801 Huron River Drive.² In 1929, Floyd Bryant and family were living at 801 E. Huron River Drive.³ In 1930, Floyd & Jennie Belle (nee Miller) Bryant were living at 801 Huron River Drive, and employed as a Coal & Lumber Dealer for Coal Yard.⁴ In 1939, Floyd and Jennie Bryant were living at 25984 EHRD.⁵ In 1940, Floyd and Jennie Bryant and son were living at 25984 E. Huron River Drive, and Floyd was a co-owner for the grain elevator.⁶ Floyd and Jennie moved to Adams Street in Brownstown about 1948 to downsize; Floyd died 2 February 1952.⁷ Floyd Bryant and Jennie, his wife, conveyed Lot 1 to Harold Crooks and Edna, his wife, by Warranty Deed on March 31, 1951, recorded April 2, 1953.⁸

In 1950, Herschel and Florence Harles and family resided at 25984 E. Huron River Drive; and Herschel worked as a crane operator for an excavating company.⁹ Harold Crooks and Edna Crooks, his wife, conveyed Lot 1 to Leonard H. Heins and I. Frances Heins, his wife, by Warranty Deed for \$15,500 on February 2, 1968, recorded February 14, 1968.¹⁰

In 1962-68, Leonard Heins, a local pharmacist, resided at 25984 E. Huron River Drive.¹¹

Leonard H. Heins and I. Frances, his wife, conveyed Lot 1 to Kenneth Bruce Kinsey and Shirley, his wife, by Warranty Deed for \$24,000 on August 29, 1970, recorded September 10, 1970.¹²

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 6, entry for Floyd Bryant; original records held by Brownstown Township Historical Society.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Floyd Bryant; original records held by Brownstown Township Historical Society.

³ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁴ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 90, family 104, for Floyd & Jennie Bryant; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:335Q-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 447 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, [none] (stamped), enumeration district (ED) 82-1, sheet 16A, dwelling 306, for Floyd & Jennie Bryant and son; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 35 of 1034; United States. National Archives and Records Administration.

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 Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemil/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **43** > Page #: **21** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 27 inclusive of Flat Rock Land Company Subdivision in Flat Rock, Michigan, as recorded in Plat Liber 43, Page 21, on 20 Oct 1920. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 8A-28-2 through 8A-28-17.*

⁹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 27, dwelling 289, for Herschel & Florence Harles and family; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-K?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 28 of 58; United States. National Archives and Records Administration.

¹⁰ Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

¹¹ 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; **ALSO:** 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township [Gibraltar], enumeration district (ED) 82-11, sheet 6, dwelling 76, for Floyd & Jennie Bryant and family; NARA Identifier #306578863; *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6F58-TQTZ> : accessed 11 Nov 2025), FHL#108992636, image 7 of 34; United States. National Archives and Records Administration; **ALSO:** "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7Y-V8F> : Sun Mar 10 13:32:03 UTC 2024), entry for Floyd Bryant, 02 Feb 1952.

¹² Wayne County, Michigan, Historic Index Book Database, Flat Roc Land Company Subdivision, 1924 – 2026.

Statement of Significance/Recommendation of Eligibility

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

The property at 25984 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A. Despite material alterations including vinyl siding, replacement windows, and side addition, the dwelling retains sufficient integrity to convey its exceptional significance as one of the earliest residential buildings in Flat Rock and a remarkable example of pre-Ford speculative development that demonstrated prescient recognition of the community's future potential.

Criterion A Evaluation: This property possesses outstanding significance for its association with the broad patterns of American residential and community development represented within the Flat Rock Historical District. Constructed in 1917, five years before Ford's arrival, this American Foursquare dwelling represents early speculative development that demonstrated extraordinary foresight regarding Flat Rock's potential for growth and substantial residential development. The building's substantial two-story form and formal architectural treatment suggest it was built by someone with remarkable confidence in the area's long-term prospects, representing the type of permanent, well-designed housing that would prove essential in accommodating the workforce attracted by Ford's village industries program beginning in 1922. The property demonstrates the entrepreneurial spirit and development vision that preceded and enabled Flat Rock's successful transformation from rural village to industrial community, representing broader patterns of American small-town development during the 1910s and the role of speculative building in anticipating and supporting economic growth.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains substantial integrity of design through preservation of its American Foursquare form, massing, and key architectural features, despite the side addition that represents sympathetic modification for continued residential use.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and architectural detailing that reflects 1910s building standards and American Foursquare construction techniques.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of early 20th-century substantial residential architecture through its preserved form, scale, and formal appearance.

Association: The property retains exceptional associative links to early speculative development in Flat Rock and represents the prescient planning and investment that enabled the community's successful accommodation of Ford's later industrial workforce.

This property is recommended as a **Contributing Resource** to the Flat Rock Historical District and merits consideration for individual National Register eligibility due to its exceptional early date and role in Flat Rock's pre-industrial development. While material alterations and the side addition have affected some aspects of the building's integrity, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute significantly to the district's representation of early 20th-century community development. The building's 1917 construction date and American Foursquare design make it historically significant despite modifications, as it represents crucial early development that anticipated and enabled Flat Rock's later transformation into a successful 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 parcel number 58_138_02_0001_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26010 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0291_000 Lot 291 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.009780	Long: -83.288500			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Tudor Revival/English Cottage
Building Form	2 Story Rectilinear
Roof Form	Complex Gable with Multiple Cross-Gables
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Brick Veneer with Stone/Stucco Accents
Foundation Materials	Stone/Concrete
Window Materials	Original Wood w/ Leaded Glass & Aluminum Storm
Window Type	Double Hung & Casement
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input checked="" type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1928-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Neifert/Bunte house			
Current/Common Name	26010 E. Huron River Drive			
Historic/Original Owner	Julius & Eliza Neifert			
Historic Building Use	Multi-Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor	Julius Neifert			

Survey Date	8 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

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

The property at 26010 E. Huron River Drive is a Tudor Revival/English Cottage style residence constructed in 1928 by Julius Neifert, a German-born master woodworker. This property represents an exceptional example of high-quality residential architecture during the Late Period of Significance (1920-1975) in the proposed Flat Rock Historical District and exemplifies the sophisticated architectural design and craftsmanship that characterized quality residential construction during the late 1920s.

The house exhibits a complex, asymmetrical composition characteristic of Tudor Revival architecture, with an irregular plan that creates visual interest through varied rooflines, projecting bays, and cross-gables. The building demonstrates the picturesque design principles typical of English Cottage style, with a primary front-facing gable creating a prominent street presence, supplemented by secondary gables and roof forms that create architectural complexity. Later additions visible on the rear and side suggest the building has been expanded over time while maintaining compatibility with the original Tudor Revival character.

The building rests on a stone foundation that is partially visible and provides both structural stability and visual character consistent with Tudor Revival design principles. The stone foundation work demonstrates the quality construction methods typical of high-end residential architecture during the late 1920s.

The exterior walls feature a sophisticated combination of materials characteristic of Tudor Revival architecture. The primary material is red brick veneer laid in various patterns that create visual texture and craftsmanship quality. Distinctive architectural features include stone or stucco accents around the arched entrance, creating contrast and emphasizing the Tudor Revival's emphasis on varied textures and materials. The combination of brick and contrasting trim materials demonstrates the high level of design sophistication and construction quality that characterized premium residential architecture during the late 1920s.

The roof features a complex configuration of intersecting gables covered in asphalt composition shingles, representing standard residential roofing materials that maintain the building's weather protection while preserving the distinctive roofline that defines the Tudor Revival character. Multiple brick chimneys with traditional proportions indicate sophisticated heating systems and add to the building's picturesque character.

The fenestration demonstrates the exceptional preservation of original Tudor Revival window treatments. The property retains its original 24-pane leaded glass windows in both casement and double-hung configurations, representing an extraordinarily rare survival of authentic period glazing. These windows are appropriately protected by aluminum storm windows that preserve the historic glass while providing contemporary weather protection. The leaded glass construction with small-scale glazing divisions reflects authentic Tudor Revival design principles and demonstrates the highest level of craftsmanship typical of premium residential construction during the late 1920s.

The main entrance features a distinctive arched opening with stone or stucco surround work that creates a focal point and demonstrates the high level of architectural detailing typical of quality Tudor Revival construction. The preservation of original leaded glass windows significantly enhances the property's architectural integrity and historical authenticity.

The main entrance represents one of the most distinctive architectural features, with an arched opening framed by contrasting stone or stucco work and approached by stone steps with traditional masonry construction. A red-painted door provides color accent and traditional character while the arched form reflects authentic Tudor Revival design principles.

The property retains exceptional interior integrity with all original solid wood doors intact, demonstrating Julius Neifert's mastery as a German-born woodworker. Throughout the home, stunning original carved woodwork showcases the extraordinary level of craftsmanship and artistic skill that Neifert brought to the construction. A particularly notable feature is an original faux fireplace decorated with Pewabic Pottery tiles depicting an Oriental/Middle Eastern scene, representing the sophisticated artistic tastes and high-quality decorative arts that characterized premium residential construction during the late 1920s.

Character-Defining Features:

1. Complex Tudor Revival massing with irregular plan and cross-gables
2. High-quality brick veneer with varied patterns and textures
3. Asphalt composition shingles maintaining weather protection
4. Arched main entrance with stone/stucco contrast work
5. Multiple brick chimney with traditional proportions
6. Original 24-pane leaded glass windows (casement and double-hung)
7. All original solid wood doors demonstrating master woodworker craftsmanship
8. Stunning original carved woodwork throughout by German-born craftsman
9. Original faux fireplace with Pewabic Pottery tiles depicting Oriental/Middle Eastern scene
10. Sophisticated material combinations demonstrating exceptional design quality
11. Picturesque composition characteristic of English Cottage style

The property occupies a prominent location on East Huron River Drive with extensive landscaped grounds that complement the sophisticated architectural design. Mature trees and professional landscaping create a park-like setting that

enhances the Tudor Revival's relationship to landscape and demonstrates the elevated residential standards that characterized quality construction during the late 1920s. The generous lot size and landscape treatment reflect the prosperity and lifestyle preferences that enabled such substantial residential investment.

History of the Resource

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

Julius Neifert built the home at 26010 E. Huron River Drive in 1928. In 1930, Julius & Eliza Neifert & Dr. Milton Comfort were living at 725 [26010] Huron River Drive, and employed as a retired for Builder.¹ By 1939, Julius and his wife Eliza Neifert were documented as residents at this address.¹ In 1940, Julius & Eliza Neifert were living at 26010 E. Huron River Drive, and Julius was the co-owner for the local dry goods store.² In 1940, Charles & Halcyon Boll were living at 26010 E. Huron River Drive.³ In 1950, Julius Neifert and daughter resided at 26010 E. Huron River Drive; and Julius co-owned the dry goods store.⁴

Following Julius's death in 1959,⁵ the property passed to his daughter Ellen Mae Bunte, who was widowed and raising her two daughters, Marion and Evelyn. Ellen Mae lived at the residence until her death in 1972.⁶

The home then became the residence of Ellen Mae's daughter Evelyn and her husband Maurice DeBacker, who raised their three children there. Around 1970, Maurice DeBacker added a second detached garage at the rear of the property. The DeBacker family remained at the residence until their retirement to California in 1991.⁷

From 1991 to 2004, the Mangiapane family occupied 26010 E. Huron River Drive. Since 2004, Chris and Lesley Harkai reside at 26010 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 26010 E. Huron River Drive contributes exceptionally to the proposed Flat Rock Historical District as an outstanding example of high-quality residential architecture that represents the Late Period of Significance (1920-1975). Constructed in 1928 by Julius Neifert, a German-born master woodworker, this Tudor Revival residence demonstrates the architectural sophistication and construction quality that characterized premium residential development during the early phase of Ford Motor Company's transformative industrial presence in Flat Rock.

Criterion A (Events):

This property is highly significant under Criterion A as representative of the high-quality residential development that accompanied the early phase of Ford Motor Company's industrial transformation of Flat Rock during the late 1920s. The construction date of 1928 places it within the crucial period when Henry Ford's Village Industries program was beginning to transform the community from a rural river town to an industrial suburban center, creating demand for substantial residential construction that would house the expanding professional and managerial workforce.

The Tudor Revival architectural style represents the elevated residential standards and architectural sophistication that characterized communities experiencing successful industrial development during the late 1920s. This property demonstrates how Ford's industrial investment enabled local builders and residents to create substantial, architecturally sophisticated housing that reflected both prosperity and cultural aspirations for quality residential environments.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 4B, dwelling 89, family 103, Julius & Eliza Neifert & Dr. Milton Comfort ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 446 of 1148; United States. National Archives and Records Administration.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 16A, dwelling 307, family ,Julius & Eliza Neifert ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 35 of 1034; United States. National Archives and Records Administration.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 16A, dwelling 308, family ,Charles & Halcyon Boll ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 35 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 75, dwelling 249, for Julius Neifert and daughter; 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.

⁵ "Neifert, Julius (death notice)," *Detroit Free Press* (Michigan), 11 January 1959, page 9; **imaged**, *Newspapers.com* (<https://www.newspapers.com/article/detroit-free-press-julius/180956306/> : accessed Sep 8, 2025).

⁶ Ancestry.com. *U.S., Social Security Death Index, 1935-2014* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2014.

⁷ "Evelyn DeBacker," *Santa Maria Times* (California), 24 March 2019, page C5; **imaged**, *Newspapers.com* (<https://www.newspapers.com/article/santa-maria-times-evelyn/180955813/> : accessed Sep 8, 2025). **ALSO**, "DeBacker's celebrate fiftieth anniversary," *The Lompoc Record* (California), 27 February 1994, page 9; **imaged**, *Newspapers.com* (<https://www.newspapers.com/article/the-lompoc-record/180956154/> : accessed Sep 8, 2025).

The location on East Huron River Drive provides direct connection to the geographic feature that defined both the Early Period (Vreeland's mill operations) and Late Period (Ford's industrial development) of the district's significance, while the property's architectural quality demonstrates the positive community impact of successful industrial transformation. The home faces the Huron River.

Criterion B (Persons):

The property possesses exceptional significance under Criterion B through its association with Julius Neifert, a German-born master woodworker and prominent local businessman who owned the general dry goods store in Flat Rock. Neifert represents the skilled immigrant entrepreneurs who brought European building traditions and business acumen to southeastern Michigan during the early 20th century, contributing to both the community's commercial development and architectural heritage. His role as designer, builder, original owner, and business proprietor demonstrates the entrepreneurial activity and exceptional craftsmanship that contributed to Flat Rock's development during the transition period. The survival of his original carved woodwork, solid wood doors, and sophisticated interior detailing provides tangible evidence of the highest level of residential craftsmanship achieved in the community. His daughter Ellen Mae and her husband's management of the family's general dry goods store demonstrates the multi-generational business continuity that characterized successful immigrant families during this period.

Criterion C (Architecture/Design):

This property possesses exceptional significance under Criterion C as an outstanding example of Tudor Revival/English Cottage residential architecture that represents the highest level of architectural design and construction quality achieved in Flat Rock during the late 1920s. The complex massing, sophisticated material combinations (brick, stone, original leaded glass), and extraordinary craftsmanship demonstrate the architectural preferences and construction capabilities that characterized premium residential development during this period.

The authentic Tudor Revival design elements, including the original 24-pane leaded glass windows, arched entrance with stone detailing, complex gable compositions, original carved woodwork, and Pewabic Pottery decorative elements, represent sophisticated understanding of English Cottage architectural principles and their successful adaptation to southeastern Michigan residential construction. The property demonstrates the architectural sophistication that distinguished quality residential development from more modest housing construction during the late 1920s.

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

Location: EXCELLENT - The property remains in its original location on East Huron River Drive within the historic landscape context that relates to both periods of district significance.

Design: EXCELLENT - All essential Tudor Revival design elements remain intact, including the complex massing, gable compositions, arched entrance, and overall architectural character that defines the style.

Setting: EXCELLENT - The generous lot size, mature landscaping, and relationship to Huron River Drive continue to reflect the elevated residential character and landscape integration that characterized quality development during the late 1920s.

Materials: EXCEPTIONAL - The original 24-pane leaded glass windows, brick veneer, stone entrance work, original solid wood doors, carved woodwork, and Pewabic Pottery tiles are original and maintain exceptional material authenticity. The preservation of original leaded glass windows and interior craftsmanship is particularly significant and represents an extraordinarily rare survival of authentic period materials and artisanship.

Workmanship: EXCEPTIONAL - The construction quality is extraordinary, evidenced by Julius Neifert's master woodworking craftsmanship preserved throughout the interior, including original carved woodwork, solid wood doors, and sophisticated interior detailing. The masonry work, architectural composition, and overall construction demonstrate the highest standards of late 1920s residential craftsmanship by a German-born master craftsman.

Feeling: EXCELLENT - The property strongly conveys the sense of late 1920s architectural sophistication, construction quality, and residential prosperity that characterized the transition period between the district's two periods of significance.

Association: EXCELLENT - The direct connection to Julius Neifert and the early phase of industrial transformation remains clear and intact, providing tangible association with the community's architectural development during the crucial transition period.

This property makes an exceptional contribution to the proposed Flat Rock Historical District as one of the most architecturally sophisticated examples of the Late Periods of Significance. The Tudor Revival architecture represents the elevated residential standards and architectural sophistication that characterized the community during the early phase of Ford's industrial transformation, demonstrating how successful industrial development enabled investment in high-quality residential construction.

The property's association with Julius Neifert provides important documentation of skilled immigrant craftsmanship and entrepreneurial activity during the crucial transition period. As a German-born master woodworker who served as builder, designer, and owner, Neifert represents the skilled craftsmen who contributed to the community's architectural development and demonstrates the opportunities for talented professionals during the early phase of industrial transformation.

CONTRIBUTING STATUS WITH HIGHEST PRIORITY - POTENTIAL INDIVIDUAL NATIONAL REGISTER ELIGIBILITY

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

Exceptional Historical Significance: Constructed in 1928 during the crucial transition period, representing the early phase of Ford's industrial transformation and the elevated residential standards that accompanied successful industrial development.

Outstanding Architectural Integrity: Retains exceptional integrity in all seven aspects with sophisticated Tudor Revival architecture that represents the highest level of residential design and construction quality achieved in the district.

Extraordinary Craftsmanship: The original 24-pane leaded glass windows, carved woodwork, solid wood doors, and Pewabic Pottery decorative elements demonstrate exceptional construction standards and artistic achievement that distinguish this property as an outstanding example of its type and period.

Significant Builder Association: Connection to Julius Neifert, German-born master woodworker, provides important documentation of skilled immigrant craftsmanship and entrepreneurial activity during the transition period between the district's two periods of significance.

Individual National Register Potential: The combination of exceptional architectural integrity, superior craftsmanship, rare surviving period materials, and significant builder association qualifies this property for individual National Register nomination under Criteria B and C.

This property meets all requirements for National Register eligibility and demonstrates exceptional preservation of its historical and architectural significance. Future preservation efforts should prioritize maintaining the original leaded glass windows, carved woodwork, solid wood doors, Pewabic Pottery tiles, sophisticated masonry work, and all character-defining Tudor Revival elements that distinguish this property as an exceptional example of late 1920s residential architecture and German-American craftsmanship.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_138_01_0291_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

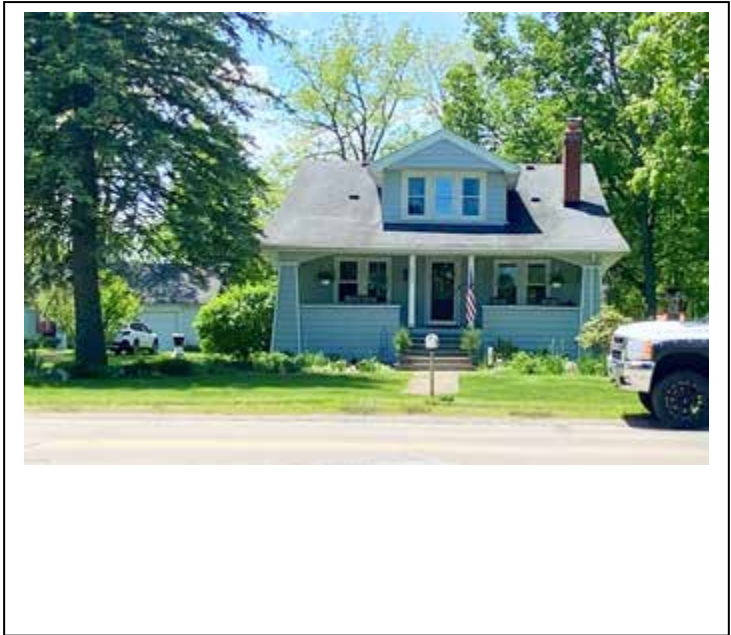
Property Overview and Location

Street Address	25437 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_135_99_0008_000		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0881593	Long: -83.2817118	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1.5 Story Rectilinear
Roof Form	Hip with front gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Original Wood w/ Leaded Glass & Aluminum Storm
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1922-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25437 E. Huron River Drive			
Historic/Original Owner	Sam & Nellie Crooks Family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25437 E. Huron River Drive represents a well-preserved example of Craftsman bungalow architecture constructed in 1925 during the early mature phase of Flat Rock's residential development following the successful establishment of Henry Ford's Village Industries. This one-and-one-half story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while demonstrating the continued popularity and evolution of this architectural style during the mid-1920s, when Flat Rock's industrial workforce had achieved sufficient prosperity to invest in substantial, well-designed permanent housing.

The building displays the quintessential Craftsman bungalow form with a hip roof configuration enhanced by a prominent front-facing gabled dormer that creates both dramatic visual interest and substantial upper-level living space. The roof is clad in asphalt shingles and features wide eaves that provide both functional weather protection and the distinctive shadow lines that define Craftsman architecture. The dormer treatment demonstrates sophisticated understanding of Craftsman design principles and space-efficient residential construction techniques.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of Craftsman construction during the 1920s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Craftsman style.

A particularly notable feature is the building's full front porch, which exemplifies Craftsman design principles through its substantial scale and integration with the overall building composition. The porch extends across the front elevation, creating generous outdoor living space that reflects the Craftsman philosophy of integrating indoor and outdoor environments. The porch is supported by columns that maintain appropriate proportional relationships and contribute to the building's residential scale and character.

The primary facade faces south toward E. Huron River Drive and features an asymmetrical composition that demonstrates classic Craftsman design principles. The prominent front-facing gabled dormer dominates the upper portion of the facade and contains multiple windows that provide abundant natural light to the upper-level living spaces while creating visual interest through their rhythmic arrangement.

The front entrance is accessed through the front porch and maintains appropriate proportional relationships with the overall building composition. The porch design creates an important transitional space between exterior and interior environments while providing practical weather protection for Michigan's climate conditions. This generous porch treatment represents one of the most appealing aspects of Craftsman design and demonstrates the style's emphasis on comfortable, livable residential environments.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Craftsman style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's one-and-one-half story form and maintain the residential character appropriate to Craftsman design.

Character-defining features that remain intact include the hip roof form with prominent front gabled dormer, the substantial wraparound front porch, the asymmetrical facade composition, the one-and-one-half story bungalow massing, and the overall horizontal emphasis created by the building's proportions and architectural details. Despite material alterations to the siding and windows, the building maintains its essential Craftsman character and continues to convey its architectural heritage and historical significance.

The building's 1925 construction date places it during the continued success of Ford's Village Industries program, when the workforce had achieved sufficient stability and prosperity to invest in substantial, well-designed housing. The generous porch treatment and sophisticated dormer configuration suggest this dwelling was built for a family that valued both architectural quality and comfortable living arrangements.

A detached garage, appearing to date from the mid-20th century, is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of automobile accommodation during the property's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that had become one of Flat Rock's primary residential corridors following Ford's industrial development. This location demonstrates the continued desirability of riverside residential sites and the strategic value of this corridor for quality residential development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics strongly consistent with catalog or kit home construction from the peak period of catalog home popularity during the mid-1920s. The Craftsman bungalow style was extensively offered by major catalog companies including Sears Roebuck & Company, Aladdin Company, and Pacific Ready Cut Homes during 1925. The building's sophisticated Craftsman features, including the hip roof with front gabled dormer,

wraparound front porch, and one-and-one-half story configuration, match premium catalog offerings designed for middle-class families seeking high-quality, architect-designed housing during the prosperous mid-1920s.

History of the Resource

Provide information on previous owners, land use, 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, Samuel & Nellie Crooks with their daughter Fern Mae resided at 25437 Huron River Drive.¹ On 16th October 1940, Walter Fred Fallbaum [sic] registered for the WWII draft; he affirms that he was born 12th October 1913 in Washtenaw County, Michigan, that he is married to Fern Mae, they live at 25437 Huron River Drive in Flat Rock, Michigan and that he is employed by Firestone Rubber & Metal Products in Riverview, Michigan.² In October 1948, Cyril Bryant is residing at 25437 Huron River Drive.³ Walter F. Follbaum is recorded living at 25437 E. Huron River Drive, according to the 1953 Michigan Bell directory.⁴ Walter F. Follbaum and family reside at 25437 Huron River Drive from 1961 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 25437 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the mid-1920s prosperity period and represents an excellent example of Craftsman bungalow architecture with distinctive porch treatment.

Criterion A Evaluation: This property contributes to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the continued residential prosperity and architectural sophistication that characterized Flat Rock during the mid-1920s as Henry Ford's Village Industries achieved sustained success and the community established itself as an attractive suburban destination. Constructed in 1925, the dwelling represents the type of substantial, well-designed housing that attracted families to Flat Rock during the period when the community's industrial base provided stable employment and economic opportunity for working-class families seeking to invest in permanent, quality housing. The building's generous porch treatment and sophisticated design demonstrate the prosperity and lifestyle aspirations that characterized Flat Rock's transformation from rural village to modern suburban community, reflecting broader patterns of American suburban development during the 1920s and the democratization of architectural sophistication through industrial employment and catalog home availability.

Criterion C Evaluation: Architecturally, the dwelling represents a competent example of Craftsman bungalow construction that demonstrates the style's principles through its sophisticated dormer treatment and distinctive wraparound porch configuration. While the building has undergone material alterations, it retains its essential Craftsman form, massing, and character-defining features including the prominent front gabled dormer and substantial porch treatment that clearly convey its architectural heritage and design significance. The building demonstrates the continued popularity and evolution of Craftsman design principles during the mid-1920s and represents the type of well-designed, livable housing that contributed to Flat Rock's reputation as an attractive residential community for Ford's village industry workforce.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

Design: The property maintains good integrity of design through preservation of its Craftsman form, massing, proportions, and key architectural features including the dormer and porch configurations.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: South Half, 255 (stamped), enumeration district (ED) 82-1095, sheet 1A, dwelling 3, family 3, for Samuel & Nellie Crooks; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-Q9?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AX7MK-5Y4&action=view&cc=1810731&lang=en&groupid=>: accessed 27 July 2025), FHL# 004951268, Image 515 of 1148; United States. National Archives and Records Administration.

² "United States World War II Draft Registration Cards Young Men, 1940-1947," images, Ancestry.com (<https://www.ancestry.com/search/collections/2238/records/267719528?tid=&pid=&queryId=b0e9ccf1-c7c2-4ea8-a028-45dd23f0cbbb&phsrc=OzW1020&phstart=successSource>: accessed 12 Sep 2025), card for Walter Fred Fallbaum, serial no.2916, Local Board 63, Wayne County, Michigan; National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For Michigan, 10/16/1940 - 03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 351.

³ Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**), pg. 10 for 25437 Huron River Drive; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

⁴ 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.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its overall construction, proportional relationships, and architectural detailing that reflects mid-1920s building standards and Craftsman construction techniques.

Setting: The property maintains excellent integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of mid-1920s Craftsman residential architecture through its preserved form, scale, and distinctive porch treatment.

Association: The property retains strong associative links to Flat Rock's mid-1920s residential prosperity and the community's continued success during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected the building's integrity of materials, the property retains sufficient integrity of design, workmanship, setting, feeling, and association to contribute to the district's significance. The preservation of character-defining features including the front gabled dormer and wraparound porch allows the building to continue conveying its historic and architectural significance within the district context, representing an important example of Craftsman residential architecture during Flat Rock's mid-1920s prosperity 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_99_0008_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25519 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_135_99_0007_000		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0884638	Long: -83.2818608	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1927
Architectural Style	Craftsman Bungalow
Building Form	1 Story Rectilinear
Roof Form	Side Gabled w/ front gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Vinyl replacement
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1927-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25519 E. Huron River Drive			
Historic/Original Owner	Allen Bert and Ethel Annie Crooks			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25519 E. Huron River Drive represents an example of Craftsman bungalow architecture constructed in 1927 during the late mature phase of Flat Rock's residential development following the successful establishment of Henry Ford's Village Industries. This one-and-one-half story frame dwelling exhibits the characteristic features of the Craftsman aesthetic while incorporating alterations and additions that reflect evolving homeowner needs and changing lifestyle preferences over the past nine decades.

The building displays the quintessential Craftsman bungalow form with a hip roof configuration enhanced by a prominent front-facing gabled dormer that creates both visual interest and functional upper-level space. The roof is clad in asphalt shingles and features appropriate eave treatments that preserve the building's traditional proportional relationships despite subsequent modifications. The dormer configuration demonstrates the Craftsman style's characteristic approach to maximizing interior space within a compact building envelope.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of Craftsman construction during the 1920s. While this represents a significant alteration to the building's original materials, the vinyl siding maintains appropriate reveal patterns and installation methods that preserve the building's overall proportions and character. The siding installation respects the original architectural lines and does not obscure the fundamental form and massing that define the Craftsman style.

The primary facade faces south toward E. Huron River Drive and retains the asymmetrical composition characteristic of Craftsman design principles. The front-facing gabled dormer dominates the upper portion of the facade and contains windows that provide natural light to the upper-level living spaces while maintaining the building's residential scale and character.

Window openings throughout the dwelling consist of vinyl replacement units that maintain appropriate proportions and spacing consistent with the Craftsman style. These replacement windows preserve the rhythmic fenestration pattern and scaled relationships that contribute to the building's architectural character, though they represent a change from the original wood window materials. The windows are properly scaled to the building's modified form and maintain the residential character appropriate to Craftsman design.

Character-defining features that remain intact include the hip roof form with front gabled dormer, the asymmetrical facade composition, the one-and-one-half story bungalow massing, and the overall horizontal emphasis created by the building's proportions and roofline.

The building's 1927 construction date places it during the continued prosperity of Ford's Village Industries program, when the workforce had achieved sufficient stability to invest in substantial, well-designed housing. The subsequent modifications demonstrate the building's continued viability as a residential property and the ongoing evolution of neighborhood development patterns.

A detached garage is located toward the rear of the property and contributes to the complete residential development pattern while demonstrating the evolution of property usage during the building's period of significance.

The property occupies a prominent location on E. Huron River Drive, connecting it to the street that had become one of Flat Rock's primary residential corridors following Ford's industrial development. This location demonstrates the continued desirability of riverside residential sites and the strategic value of this corridor for residential development.

Catalog/Kit Home Assessment: The dwelling exhibits characteristics that suggest possible catalog or kit home origins, though subsequent modifications make definitive identification challenging. The 1927 construction date places this building during the continued popularity of catalog homes, when companies like Sears Roebuck & Company and Aladdin Company offered Craftsman bungalow designs that emphasized both architectural quality and construction efficiency. The building's original Craftsman features, including the hip roof with front gabled dormer and bungalow massing, match catalog offerings designed for middle-class families seeking modern, attractive housing during the late 1920s.

History of the Resource

Provide information on previous owners, land use, 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, Allen B. Crooks resided at 25519 Huron River Drive.¹ In 1930, Allen B. and Ethel Crooks resided at 25519 Huron River Drive, and he was employed as a car inspector for the railroad.² On 27th April 1942, Allen Bert Crooks registered for the WWII draft; he affirms that he was born 18th September 1891 in Flat Rock, Michigan, that he is married to Ethel, they live at 25519 Huron River Drive in Flat Rock, Michigan and that he was employed as the Chief Inspector for the New York Central Railroad in River Rouge, Michigan.³ In 1950, Allen and Ethel resided at 25519 E. Huron River Drive; and Allen worked as a merchandise inspector for the railroad.⁴ Ethel Annie Crooks died on 27 January 1956.⁵ Allen B. Crooks retired to Cochise County, Arizona in 1961, where he married Ethel Mae Garrett on 12 December 1962, at the age of seventy-one.⁶ Both Allen and Ethel A. Crooks are interred in the Huron Valley Cemetery.⁷ Harold H. and Shirley (nee Crooks) Hoffee Jr. resided at 25519 E. Huron River Drive from 1964-1971.⁸

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 25519 E. Huron River Drive is recommended as a contributing resource to the Flat Rock Historical District under National Register Criteria A and C. Despite material alterations including vinyl siding and replacement windows, the dwelling retains sufficient integrity to convey its significance within the context of Flat Rock's residential development during the late 1920s and represents the adaptive reuse patterns that have allowed historic buildings to remain viable residential properties.

Criterion A Evaluation: This property contributes to the broad patterns of American history represented within the Flat Rock Historical District by exemplifying the continued residential development that characterized Flat Rock during the late 1920s as Henry Ford's Village Industries achieved sustained success and the community established itself as a stable suburban destination. Constructed in 1927, the dwelling represents the type of substantial housing that attracted families to Flat Rock during the period when the community's industrial base provided stable employment and economic opportunity. The building's subsequent modifications demonstrate the ongoing residential vitality of the neighborhood and the successful adaptation of Ford-era housing to meet changing lifestyle needs, reflecting broader patterns of suburban evolution and the continued desirability of established residential neighborhoods.

Criterion C Evaluation: Architecturally, the dwelling represents a recognizable example of Craftsman bungalow construction that, despite modifications, retains essential design characteristics that convey its architectural heritage and historical significance. While the building has undergone alterations including material changes, it retains its fundamental Craftsman form, massing, and character-defining features including the front gabled dormer and overall bungalow proportions that clearly demonstrate its architectural origins and design significance within the context of late 1920s residential construction.

Location: The building retains complete integrity of location, remaining on its original site along the historically significant E. Huron River Drive.

¹ [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.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: South Half, enumeration district (ED) 82-1095, sheet 1B, dwelling 19, family 20, for Allen B. & Ethel Crooks; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-3B?view=index&cc=1810731&lang=en&groupId=> : accessed 27 July 2025), FHL# 004951268 Image 516 of 1148; United States. National Archives and Records Administration.

³ "United States World War II Draft Registration Cards, 1942," **imaged**, Ancestry.com (<https://www.ancestry.com/search/collections/1002/records/11722254> : accessed 12 Sep 2025), card for Allen Bert Crooks, serial no.1389, Local Board 63, Wayne County, Michigan; National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards For Michigan, 10/16/1940 - 03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 351.

⁴ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: enumeration district (ED) 82-9, sheet 61A, dwelling 584, for Allen & Ethel Crooks ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHQ-5QHW-596Q-F?view=explore&action=view&cc=4464515&lang=en&groupId=TH-7772-115404-42058-88> : accessed 27 July 2025), FHL#108990955, image 62 of 90; United States. National Archives and Records Administration.

⁵ Find A Grave; **imaged** (<https://www.findagrave.com/memorial/11309321/ethel-a.-crooks> : accessed 12 Sept 2025), memorial 11309321, Ethel A. Crooks (1883–1956), Huron Valley Cemetery, Flat Rock, Wayne County, Michigan; gravestone photograph by Dreama.

⁶ "Cochise, Arizona, United States records," **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-9981-WNPM?view=explore> : Sep 14, 2025), image 370 of 633; Arizona. County Court (Cochise County). Image Group Number: 007541661.

⁷ Find A Grave; **imaged** (<https://www.findagrave.com/memorial/11309321/ethel-a.-crooks> : accessed 12 Sept 2025), memorial 11309321, Allen & Ethel A. Crooks (1883–1956), Huron Valley Cemetery, Flat Rock, Wayne County, Michigan; gravestone photograph by Dreama.

⁸ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Design: The property maintains substantial integrity of design through preservation of its essential Craftsman form and character-defining features, despite modifications that represent adaptive reuse for continued residential occupancy.

Materials: The building has compromised integrity of materials due to vinyl siding installation and replacement windows, representing significant changes from original construction materials.

Workmanship: The building retains integrity of workmanship in its fundamental construction and preserved architectural elements that reflect late 1920s building standards and Craftsman design principles.

Setting: The property maintains good integrity of setting along E. Huron River Drive and in relationship to the surrounding neighborhood, preserving its original community context.

Feeling: The building continues to convey the feeling of late 1920s residential architecture through its preserved Craftsman characteristics and neighborhood context.

Association: The property retains associative links to Flat Rock's late 1920s residential development and the community's continued prosperity during the mature phase of Ford's village industries program.

Recommendation: This property is recommended as a **Contributing Resource** to the Flat Rock Historical District. While material alterations have affected some aspects of the property's integrity, the building retains sufficient essential characteristics to contribute to the district's significance. The property demonstrates both the residential development patterns of the late 1920s and the adaptive reuse practices that have allowed historic neighborhoods to remain viable and occupied, representing important aspects of community continuity and architectural evolution within the district context.

References

List references used to research and evaluate the individual property.

City of Flat 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_99_0007_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25547 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_135_99_0006_000		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.088596	Long: -83.2819991	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1955
Architectural Style	Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick masonry
Foundation Materials	Concrete block
Window Materials	Aluminum replacement
Window Type	Double-hung sash and picture windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1955-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Windows Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25547 Huron River Drive			
Historic/Original Owner	Karl B. & Mary Lydia (nee Crooks) Smith			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Karl Smith likely			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25547 E. Huron River Drive represents a typical example of post-World War II Ranch style construction built in 1955, reflecting the suburban development patterns that characterized American residential construction during the 1950s. This single-story brick dwelling exhibits the characteristic features of Ranch style architecture while demonstrating the shift in residential development that occurred in Flat Rock during the post-war period, when the community evolved from its earlier industrial village character to embrace the suburban ranch house aesthetic that dominated American residential construction during the 1950s.

The building displays the quintessential Ranch form with a low-pitched hip roof configuration that creates the characteristic horizontal emphasis of this architectural style. The roof is clad in asphalt shingles and features wide eaves that provide both functional weather protection and the clean, horizontal lines that define Ranch architecture. The roofline maintains the modest scale and understated appearance that characterized suburban residential construction during the 1950s.

The exterior walls are constructed of brick masonry that demonstrates the quality construction methods and materials available during the post-war building boom. The brick exhibits consistent color and coursing that reflects the standardized construction practices that characterized suburban development during the 1950s. This masonry construction provides both durability and the substantial appearance that made Ranch style housing popular with middle-class families seeking permanent, low-maintenance suburban homes.

The primary facade faces north toward E. Huron River Drive and displays the symmetrical or near-symmetrical composition typical of Ranch style design, with a central or off-center entrance and evenly distributed windows that create the balanced, horizontal appearance characteristic of this architectural style. The facade demonstrates the Ranch style's emphasis on informal, comfortable residential design that prioritized function and livability over architectural ornamentation.

Window openings throughout the dwelling consist of units that appear to include both traditional double-hung sash and larger picture windows typical of 1950s residential construction. These windows reflect the Ranch style's emphasis on bringing natural light into interior spaces while maintaining the horizontal emphasis that defines this architectural approach. The window configuration demonstrates the period's preference for generous fenestration that connected interior spaces with outdoor environments.

The building represents the type of suburban residential construction that became increasingly common in Flat Rock during the post-war period, when the community's development patterns shifted from the compact, walkable neighborhoods of the Ford era to more dispersed suburban development that accommodated automobile-oriented lifestyles and the preferences of post-war families for single-story, ranch-style living.

Character-defining features include the low-pitched hip roof, horizontal emphasis, brick masonry construction, and overall Ranch style massing that reflect 1950s suburban residential design principles. The building maintains the modest scale and understated appearance that characterized middle-class suburban housing during this period.

A detached garage, contemporary with the main dwelling, is located toward the rear of the property and demonstrates the standard automobile accommodation expected in suburban residential development during the 1950s.

The property occupies a standard suburban lot that reflects the development patterns of the 1950s, when residential construction emphasized larger lots and greater separation between buildings compared to the more compact development of earlier periods.

History of the Resource

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

In 1961, Karl Boyd and Mary Lydia (nee Crooks) Smith and their sons were living at 25547 Huron River Drive. Karl was born on 9 April 1914 in New Philadelphia, Ohio, married to Mary Lydia; and as of October 16, 1940, was employed by Great Lakes Steel in Ecorse.¹ Karl passed away on October 15, 1973.² Mary Lydia Smith continued to reside at her home at 25547 Huron River Drive until she passed away on 21 January 1999.³

¹ "Michigan, World War II Draft Registration Cards, 1940-1947", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QPTQ-CMS1> : Thu Apr 10 16:12:56 UTC 2025), Entry for Karl Boyd Smith and Great Lakes Steel, 16 Oct 1940.

² "Michigan, Death Index, 1971-1996", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:VZ1X-NRD>: Mon Feb 24 20:49:15 UTC 2025), Entry for Karl B Smith, 15 Oct 1973.

³ "United States, Social Security Numerical Identification Files (NUMIDENT), 1936-2007", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:6KQQ-TKWZ>: Sat Apr 26 04:34:51 UTC 2025), Entry for Mary Lydia Smith and John H Crooks.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 25547 Huron River Drive contributes to the significance of the proposed Flat Rock Historical District as a representative example of mature suburban residential development that characterized the height of the Late Period of Significance (1920-1975). Constructed in 1955, this Ranch style residence demonstrates the architectural preferences and construction quality that developed during the peak years of Ford Motor Company's industrial success and the community's full transformation into a prosperous suburban industrial center.

Criterion A (Events):

This property is significant under Criterion A as part of the mature suburban residential development that represents the successful realization of Flat Rock's transformation into a prosperous industrial suburban community. The construction date of 1955 places it within the period when the community had fully benefited from Ford's industrial development and residents could invest in quality residential construction that reflected middle-class prosperity and contemporary lifestyle preferences.

The Ranch architectural style represents the height of American suburban residential development during the mid-1950s, demonstrating how successful industrial communities could provide residents with access to the most current residential design trends and construction quality. This property shows how the community's industrial success enabled residents to build housing that embodied the American suburban ideal during the peak of post-war prosperity.

The location on Huron River Drive provides direct connection to the geographic feature that defined both periods of the district's significance, while the property's architectural quality and construction standards demonstrate the sustained prosperity that characterized the community during the mature phase of the Late Period of Significance.

Criterion C (Architecture/Design):

The property possesses significance under Criterion C as a representative example of Ranch residential architecture that demonstrates the design principles and construction quality that characterized mature suburban development during the mid-1950s. The hip roof configuration, brick veneer construction, and horizontal emphasis demonstrate the key design elements that made Ranch architecture the dominant residential style during this period.

The consistent use of quality materials (brick veneer), emphasis on horizontal composition and landscape integration, and attention to proportion and scale reflect the architectural preferences and construction standards that characterized prosperous suburban communities during the mid-1950s. The property demonstrates the successful application of Ranch design principles to create attractive, functional residential architecture that supported contemporary lifestyle preferences.

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on Huron River Drive within the historic corridor that connects to both periods of district significance.

Design: GOOD - The essential Ranch form, hip roof configuration, and horizontal massing remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential setting with maintained landscaping continues to reflect the Ranch style's emphasis on connection to outdoor living and the mature suburban development character of the mid-1950s.

Materials: GOOD - The brick veneer exterior appears to be original and maintains the property's material authenticity, though some windows may have been replaced with compatible units.

Workmanship: GOOD - The construction quality typical of mid-1950s residential development remains evident in the building's overall form and material integration.

Feeling: GOOD - The property continues to convey the sense of mid-1950s suburban prosperity and architectural preferences that characterized the mature phase of the Late Period of Significance.

Association: GOOD - The connection to the mature phase of residential development and the community's industrial prosperity remains clear, providing association with the successful continuation of community transformation.

Historic District Contribution

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the mature phase of suburban residential development that demonstrates the sustained success and prosperity of the community during the height of the Late Period of Significance. The Ranch architectural style with quality brick construction represents the residential standards and architectural preferences that characterized established suburban communities during the mid-1950s.

The property's location on Huron River Drive contributes to the geographic continuity of the district while demonstrating how residential development continued along this important corridor throughout the Late Period of Significance. The architectural design and construction quality reflect the community's continued prosperity and residential investment during the peak years of industrial suburban development.

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

Historical Significance: Constructed in 1955 during the mature phase of the Late Period of Significance, representing the peak of community prosperity and suburban residential development standards.

Architectural Significance: Good example of Ranch residential architecture that demonstrates the design principles and construction quality that characterized mid-1950s suburban development.

Geographic Continuity: Located on Huron River Drive, contributing to the district's representation of continued residential development along this important corridor that connects to both periods of significance.

Construction Quality: The brick veneer exterior and overall construction quality represent the residential standards that characterized mature suburban development during the mid-1950s.

Integrity: Retains sufficient integrity in most aspects to convey its significance as a representative example of mid-1950s Ranch residential architecture and suburban development.

The property meets the minimum 50-year age requirement and demonstrates the architectural preferences and community prosperity that characterized Flat Rock's continued transformation during the mature phase of the Late Period of Significance. Future preservation efforts should focus on maintaining the hip roof form, brick veneer exterior, and horizontal Ranch design characteristics that distinguish this property as a representative example of mid-1950s 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_99_0006_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25595 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_135_99_0005_000		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0887251	Long: -83.2821015	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1987
Architectural Style	Contemporary/Neo-Traditional
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
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance	N/A - Non-contributing resource			
Period(s) of Significance	N/A - Non-contributing resource			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25595 E. Huron River Drive			
Historic/Original Owner	Ron & Char Smith			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Ron Smith			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25595 E. Huron River Drive represents a typical example of contemporary suburban residential construction built in 1987, reflecting the continued development and evolution of Flat Rock's residential neighborhoods during the late 20th century. This two-story frame dwelling exhibits the characteristic features of 1980s suburban architecture while demonstrating the ongoing transformation of Flat Rock from its earlier industrial village character to a fully suburban community that accommodated modern lifestyle preferences and construction practices.

The building displays a contemporary residential form with a complex gable roof configuration that creates visual interest through varied roofline heights and orientations. The roof is clad in asphalt shingles and features a combination of gabled sections that reflect the architectural preferences of the 1980s for varied massing and picturesque compositions that drew loosely from traditional residential styles while incorporating modern planning principles and construction methods.

The exterior walls are clad in vinyl siding that demonstrates the material preferences and construction practices of the 1980s, when synthetic materials had become standard for suburban residential construction due to their durability, low maintenance requirements, and cost effectiveness. The siding exhibits the uniform appearance and installation methods characteristic of late 20th-century residential construction.

A prominent feature of the building is its attached two-car garage, which occupies a substantial portion of the front elevation and reflects the automobile-oriented lifestyle and architectural priorities of 1980s suburban development. The garage includes multiple windows that create visual interest while maintaining the building's residential appearance. This integrated garage design represents the standard suburban residential configuration of the period, when direct automobile access had become a primary architectural consideration.

The primary facade faces south toward E. Huron River Drive and displays a composition that combines traditional residential elements with contemporary planning principles. The building incorporates neo-traditional design references through its use of gabled forms and residential-scale fenestration while maintaining the informal, asymmetrical composition typical of 1980s suburban construction.

Window openings throughout the dwelling consist of vinyl-framed units typical of 1980s residential construction, with configurations that include both traditional double-hung sash designs and larger picture windows that reflect the period's emphasis on natural light and visual connection with outdoor environments. The windows demonstrate the standardized residential fenestration practices of the period.

Character-defining features include the complex gable roof configuration, vinyl siding construction, prominent attached garage, and overall contemporary suburban massing that reflect 1980s residential design and construction practices. The building maintains the appearance and functional arrangements typical of suburban residential development during the late 20th century.

The building represents the type of suburban residential construction that became increasingly common in Flat Rock during the post-industrial period, when the community's development patterns had evolved from the compact, walkable neighborhoods of the Ford era to accommodate automobile-oriented suburban lifestyles and the preferences of late 20th-century residents for modern amenities and convenience.

The property occupies a standard suburban lot that reflects the development patterns of the 1980s, when residential construction emphasized automobile accommodation, modern conveniences, and integration with suburban infrastructure systems rather than the pedestrian-oriented, industrial village character that had defined Flat Rock's earlier residential development.

Contemporary Construction Assessment: This 1987 dwelling represents standard suburban residential construction of the 1980s, built using contemporary materials, methods, and design principles that had become established for middle-class suburban development. The building likely represents either custom construction by local builders or development by residential construction companies using standardized plans and materials available during the 1980s building boom, when suburban residential construction had become highly systematized and efficient through the use of standardized components and proven design formulas.

History of the Resource

Provide information on previous owners, land use, 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 building was constructed in 1987, is a non-contributing resource and we have no records of past owners for 25595 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 25595 E. Huron River Drive is recommended as a **non-contributing resource** to the Flat Rock Historical District. The dwelling does not meet the 50-year age requirement for National Register consideration and does not contribute to the historical themes and development patterns that define the district's significance.

Non-Contributing Assessment: This property does not contribute to the significance of the Flat Rock Historical District because it was constructed in 1987, well outside the district's period of significance (1922-1972) and after the conclusion of all historical themes that define the district's importance. The building represents late 20th-century suburban development patterns that fundamentally differ from the compact, walkable residential development that supported Ford's village industries concept and created the distinctive community character that gives the district its historical significance.

Architectural Evaluation: While the dwelling represents competent 1980s suburban residential construction with appropriate materials and design characteristics for its period, it does not contribute to the architectural significance of the historic district, which is defined by the residential styles and development patterns of the 1920s through 1940s that supported Flat Rock's transformation from rural village to industrial community. The contemporary suburban design represents fundamentally different architectural principles and community planning concepts than those that characterize the district's significance.

Temporal and Thematic Disconnection: The building's 1987 construction date places it in a completely different era of Flat Rock's development, when the community had evolved into a suburban municipality with no remaining connection to the Ford Village Industries themes that define the historic district's significance. The property represents modern suburban development that occurred during Flat Rock's transformation into a contemporary suburban community, which constitutes a different chapter in the community's history that lacks association with the district's defining historical themes.

Integrity Assessment: The building appears to maintain good integrity as a 1987 suburban residence, with appropriate design, materials, workmanship, and setting for its construction period. However, it completely lacks integrity of association with the historical themes and development patterns that define the Flat Rock Historical District's significance.

Recommendation: This property is recommended as a **Non-Contributing Resource** to the Flat Rock Historical District. The building does not meet basic age requirements for National Register consideration, was constructed well outside the district's period of significance, and represents development patterns and architectural approaches that are fundamentally incompatible with the Ford Village Industries themes that define the district's historical importance. The property represents a different era of community development that, while part of Flat Rock's continuing evolution, does not contribute to the specific historical significance for which the district merits National Register recognition.

References

List references used to research and evaluate the individual property.

City of Flat 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_99_0005_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	25603 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_135_99_0004_000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0891086	Long: -83.2825586			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2007
Architectural Style	Contemporary
Building Form	1 Story Rectilinear
Roof Form	Side Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Mixed modern materials
Foundation Materials	Concrete
Window Materials	Vinyl or composite
Window Type	Various contemporary types
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Attached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance	N/A - Non-contributing resource			
Period(s) of Significance	N/A - Non-contributing resource			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	N/A			
Current/Common Name	N/A			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25603 E. Huron River Drive represents a contemporary example of early 21st-century residential construction built in 2007, reflecting the continued evolution and development of Flat Rock's residential neighborhoods during the modern era. This dwelling exhibits the characteristic features of contemporary suburban architecture while demonstrating the ongoing transformation of Flat Rock into a fully modern suburban community that accommodates current lifestyle preferences, construction technologies, and design aesthetics.

The building displays a contemporary residential form with a complex gable roof configuration that creates visual interest through varied roofline heights, orientations, and materials. The roof is clad in asphalt shingles and features multiple gabled sections that reflect early 21st-century architectural preferences for varied massing and sophisticated compositions that draw from multiple design traditions while incorporating modern planning principles and advanced construction methods.

The exterior walls appear to be clad in a combination of modern materials that demonstrate contemporary construction practices and aesthetic preferences, including what appears to be a mix of siding materials, stone or brick accents, and other synthetic materials that had become standard for high-quality suburban residential construction by the 2000s. These materials reflect both durability requirements and the design sophistication expected in contemporary residential construction.

A particularly notable feature of the property is its extensive landscaping and site development, which includes substantial decorative stone work, retaining walls, and sophisticated landscape design that demonstrates the contemporary approach to residential site planning and outdoor living spaces. This landscape treatment reflects early 21st-century preferences for comprehensive site design that integrates architecture with carefully planned outdoor environments.

The building includes modern amenities and architectural features that reflect 2007 construction standards, including contemporary window configurations, modern garage integration, and site planning that accommodates multiple vehicles and contemporary outdoor living preferences. The overall design demonstrates the sophisticated residential construction practices and lifestyle accommodations that had become standard for suburban development by the early 2000s.

The property represents the type of contemporary residential construction that reflects Flat Rock's evolution into a modern suburban community, when development patterns emphasized individual architectural expression, comprehensive site design, and integration of modern technologies and lifestyle preferences rather than the compact, pedestrian-oriented community character that had defined Flat Rock's earlier residential development periods.

Character-defining features include the complex contemporary roofline, mixed modern materials, sophisticated landscape integration, and overall contemporary suburban design that reflect early 21st-century residential construction and site development practices.

The property occupies a site that has been extensively developed with contemporary landscape features, demonstrating the modern approach to residential development that emphasizes comprehensive site planning, outdoor living spaces, and integration of architecture with sophisticated landscape design.

Contemporary Construction Assessment: This 2007 dwelling represents high-quality contemporary residential construction that incorporates advanced building technologies, modern materials, and sophisticated design principles that had become established for upscale suburban development by the early 2000s. The building likely represents custom or semi-custom construction that reflects the preferences of affluent suburban residents for distinctive, well-appointed housing that incorporates contemporary amenities and design sophistication.

History of the Resource

Provide information on previous owners, land use, 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 25603 Huron River Drive is modern, dating to 2007, thus we have no historical records as to past owners.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 25603 E. Huron River Drive is recommended as a **non-contributing resource** to the Flat Rock Historical District. The dwelling does not meet the 50-year age requirement for National Register consideration and does not contribute to the historical themes and development patterns that define the district's significance.

Non-Contributing Assessment: This property does not contribute to the significance of the Flat Rock Historical District because it was constructed in 2007, more than three decades outside the district's period of significance (1922-1972) and completely disconnected from all historical themes that define the district's importance. The building represents early 21st-century suburban development patterns that fundamentally differ from the compact, walkable residential development that supported Ford's village industries concept and created the distinctive community character that gives the district its historical significance. The property reflects contemporary construction practices, modern lifestyle preferences, and

advanced site development techniques that represent a completely different approach to residential development than the pedestrian-oriented, industrial village patterns that characterize the district's contributing resources.

Architectural Evaluation: While the dwelling represents high-quality contemporary residential construction with sophisticated design characteristics and materials appropriate for its period, it does not contribute to the architectural significance of the historic district, which is defined by the residential styles and development patterns of the 1920s through 1940s that supported Flat Rock's transformation from rural village to industrial community. The contemporary design represents fundamentally different architectural principles, construction methods, and community planning concepts than those that characterize the district's significance.

Temporal and Thematic Disconnection: The building's 2007 construction date places it in a completely different era of Flat Rock's development, representing modern suburban construction that occurred during Flat Rock's full transformation into a contemporary suburban municipality with no remaining connection to the Ford Village Industries themes that define the historic district's significance. The property represents modern residential development that constitutes an entirely different chapter in the community's history that lacks any association with the district's defining historical themes.

Contemporary Development Context: The building represents the type of upscale residential construction that reflects Flat Rock's modern identity as a desirable suburban community, demonstrating high construction standards and sophisticated design, but these qualities relate to contemporary suburban development rather than the historical themes of early industrial community development that give the district its significance.

Integrity Assessment: The building appears to maintain excellent integrity as a 2007 contemporary residence, with appropriate design, materials, workmanship, and setting for its construction period. However, it completely lacks integrity of association with the historical themes and development patterns that define the Flat Rock Historical District's significance.

Recommendation: This property is recommended as a **Non-Contributing Resource** to the Flat Rock Historical District. The building does not meet basic age requirements for National Register consideration, was constructed more than three decades outside the district's period of significance, and represents development patterns and architectural approaches that are completely incompatible with the Ford Village Industries themes that define the district's historical importance. The property represents contemporary suburban development that, while demonstrating high construction quality and design sophistication, constitutes a fundamentally different era of community development that does not contribute to the specific historical significance for which the district merits National Register recognition.

References

List references used to research and evaluate the individual property.

City of Flat 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_99_0004_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	25741 Huron River Drive (1026 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0302_301 Lot 302 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0891086	Long: -83.2825586			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1899
Architectural Style	Vernacular
Building Form	1.5 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Stone
Window Materials	Aluminum
Window Type	Sliding/Double Hung
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1899-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Facade <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25741 E. Huron River Drive			
Historic/Original Owner	William & Mary Budds			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	11 Nov 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form 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. 1899 gable-front vernacular residence is an one-and-a-half-story frame dwelling situated at 25741 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of late 19th century vernacular residential construction including front-gable orientation, stone foundation, and side wing creating L-shaped footprint typical of late Victorian-era working-class housing predating the community's 20th century development.

The main block displays a front-gable orientation with steep-pitched gable roof creating vertical emphasis typical of late 19th century gable-front working-class dwellings. The roof is covered with asphalt shingles in gray tones. A brick chimney rises from the rear roof slope, constructed of reddish-brown brick indicating heating system. A one-story side wing extends from the right side of the main block, creating L-shaped plan with its own gable roof orientation perpendicular to the main block.

The exterior walls are clad in vinyl siding in light gray or blue-gray coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of fieldstone or rubble stone, visible at grade level and representing authentic late 19th century foundation construction methods. The stone foundation demonstrates the dwelling's 1899 origins when stone foundations were standard construction practice.

A covered front porch extends across the facade of the main block, featuring recent reconstruction with stone veneer base. According to provided information, the dwelling is situated on a curve near the road and was struck by an automobile approximately ten years ago (c. 2015), necessitating porch reconstruction. The rebuilt porch features river rock or fieldstone veneer creating rusticated base supporting simple posts. White-painted railings provide porch enclosure. Concrete steps with white-painted railings provide access from grade. The stone veneer treatment represents contemporary reconstruction replacing damaged original porch while introducing stone detailing complementing the historic stone foundation.

Window openings consist of aluminum-frame units in two configurations: horizontal sliding windows and double-hung windows, maintaining original opening locations despite replacement sash. The varied window types suggest phased replacement over time. The front gable end features paired windows providing light to upper-story rooms. Additional windows are arranged on side elevations serving interior rooms.

The one-story side wing visible on the right features its own gable roof with lower roofline than the main block. This wing may represent original construction or early addition expanding living space. A small rear addition or enclosed porch extends from the back of the dwelling.

The property occupies a lot along E. Huron River Drive on a curve, as noted in the provided information. Mature evergreen conifers provide substantial screening along the left property line, creating dense privacy buffer with a row of arborvitae or similar columnar evergreens. The lawn is maintained in moderate condition. A garage structure is located at the rear of the property. Utility poles and overhead wires are visible along the street frontage.

Character-defining features include one-and-a-half-story gable-front form with steep-pitched roof, L-shaped footprint with one-story side wing, stone foundation representing authentic 1899 construction, vinyl siding over frame construction, front porch with recent stone veneer reconstruction (c. 2015) following automobile collision, aluminum sliding and double-hung replacement windows, brick chimney, side wing with perpendicular gable roof, garage in rear, location on curve along E. Huron River Drive, and mature evergreen screening.

History of the Resource

Provide information on previous owners, land use, 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 & Mary L. Budds were living at 1026 Huron River Drive, and William was employed as a Confectioner.¹ In 1940, William & Mary Budds and family were living at 25741 E. Huron River Drive, and William was the owner of the adjacent Riverbend Tavern (tavern longer exists).² In 1950, William & Mary Budds and family resided at 25741 E. Huron

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 54, family 57, for William & Mary L. Budds; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-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.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 292, for William & Mary Budds and daughters; 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.

River Drive; and William worked as Manager & Operator of the Riverbend Tavern.³ The property was sold by the estate of William and Mary Budds on 24 November 1982.⁴

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. 1899 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development**. The property represents late 19th century residential development predating Ford's Village Industries program and the 20th century residential expansion, documenting the pre-existing community foundation and early settlement patterns along Huron River Drive.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and porch reconstruction. Location integrity is complete with the dwelling remaining on original site since circa 1899 construction, though situated on road curve that contributed to vehicular collision. Design integrity is good with one-and-a-half-story gable-front form and L-shaped plan with side wing intact, though front porch represents c. 2015 reconstruction. Materials integrity is fair with vinyl siding and aluminum windows representing alterations, though authentic stone foundation from 1899 remains visible and porch stone veneer complements historic foundation material. Workmanship integrity is good with gable-front construction and stone foundation demonstrating late 19th century building methods. Setting integrity is excellent along E. Huron River Drive with mature landscaping. Feeling integrity is good with property conveying late 19th century vernacular residential character through gable-front form and stone foundation despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1899 construction date establishes this property among the earliest residential development in the survey area, predating the 20th century residential expansion by more than two decades. Construction in 1899 documents late 19th century settlement patterns when Flat Rock was developing as small community along the Huron River. The property's location on E. Huron River Drive documents the corridor's role as primary transportation route facilitating early residential development. The gable-front form represents vernacular residential design typical of working-class housing constructed during the late Victorian period. The stone foundation demonstrates authentic late 19th century construction methods when fieldstone or rubble stone foundations were standard building practice. The modest scale and economical design reflect working-class residential development serving families employed in local industries or agriculture during the late 19th century. The dwelling's survival for 126 years, despite the c. 2015 automobile collision necessitating porch reconstruction, demonstrates the building's resilience and community commitment to preserving early structures. The continuous single-family residential use since 1899 documents more than a century of residential stability and the property's role in establishing the community's earliest residential neighborhoods.

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

Reasons Supporting Contributing Status: The c. 1899 construction represents late 19th century residential development, establishing the property among the earliest dwellings in the survey area predating 20th century expansion by decades. The two-story gable-front form demonstrates late Victorian-era vernacular residential design typical of working-class housing. The authentic stone foundation represents late 19th century construction methods and provides material evidence of 1899 origins. The L-shaped plan with side wing exhibits typical working-class residential configuration. The property's location on E. Huron River Drive documents early settlement along primary transportation corridor. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding, window replacements, and porch reconstruction. The gable-front form, stone foundation, and overall configuration remain intact, allowing the property to convey its late 19th century origins despite c. 2015 porch reconstruction following automobile collision. The porch stone veneer complements historic stone foundation material. Continuous single-family residential use since 1899 demonstrates exceptional 126-year residential stability. The property contributes to understanding late 19th century settlement patterns, pre-20th century community development, working-class residential architecture, vernacular building traditions, early residential development along Huron River Drive corridor, and the community's pre-Village Industries foundation in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 203, for William & Mary Budds and family; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 21 of 58; United States. National Archives and Records Administration.

⁴ City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_138_01_0302_301; citing sale history records held by the City of Flat Rock.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_138_01_0302_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25861 Huron River Drive (920 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_01_0300_004 Lot 300 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.091360	Long: -83.287090	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1925
Architectural Style	Dutch Colonial Revival
Building Form	2 Story Rectilinear
Roof Form	Gambrel
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding/Brick
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double-hung sash, Picture
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1925-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25861 E. Huron River Drive			
Historic/Original Owner	Goodwin/Brown House			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form 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 Dutch Colonial Revival residence is a two-story frame dwelling with brick veneer wing situated at 25861 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of mid-1920s Dutch Colonial Revival design including distinctive gambrel roof form, symmetrical facade organization, and original brick veneer side wing representing typical expansion pattern for Colonial Revival dwellings.

The house displays a rectangular footprint with the defining gambrel roof form creating the characteristic broad, barn-like profile of Dutch Colonial Revival architecture. The gambrel roof features two slopes on each side, with a steep lower slope and gentler upper slope meeting at a horizontal break line. This roof configuration maximizes upper-story headroom and living space while maintaining Colonial Revival proportions. The roof is covered with asphalt shingles in brown tones with moderate pitch on the upper slope and steep pitch on the lower slope. Two brick chimneys rise from the structure, one prominently positioned on the left side exterior wall and another visible on the roof ridge, both constructed of reddish-brown brick.

The main block 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. A one-story wing extends from the left side, constructed with brick veneer in reddish-brown tones displaying running bond pattern. This brick wing was original to the 1925 construction, representing integrated design rather than later addition. The brick veneer demonstrates quality mid-1920s masonry craftsmanship with consistent coursing. The foundation is constructed of concrete, visible at grade level.

The front facade displays symmetrical organization characteristic of Colonial Revival design principles. A small covered entry porch projects from the center of the facade beneath a gable roof, creating formal entry emphasis typical of Colonial Revival dwellings. The porch features simple posts or columns with railings and concrete steps providing access from grade. Window openings consist of aluminum-frame double-hung units arranged symmetrically on both floors. The upper story within the gambrel roof slope features windows providing light to second-floor rooms, demonstrating the gambrel's function as habitable space. The window openings maintain original locations despite replacement sash.

The left side brick wing features its own hip or shed roof configuration with lower roofline than the main block. Multiple window openings in the brick veneer wall serve interior rooms. A prominent brick chimney rises along the exterior wall of this wing, extending from foundation to above the roofline with substantial mass. The right side elevation of the main block displays additional window openings maintaining symmetrical arrangement.

The property occupies a substantial corner lot with mature deciduous trees providing overhead canopy. Two massive tree trunks are visible in the foreground, suggesting exceptional tree age and size. Foundation plantings include shaped evergreen shrubs flanking the entry steps and additional shrubs along the foundation. The lawn is maintained in good condition with thick turf. A garage structure is located at the rear of the property. The setting maintains residential neighborhood character with adjacent structures visible including a multi-story apartment or institutional building to the right.

Character-defining features include two-story Dutch Colonial Revival form with distinctive gambrel roof creating barn-like profile, two brick chimneys in reddish-brown masonry, symmetrical facade organization characteristic of Colonial Revival design, small covered entry porch with gable roof creating formal entry, original brick veneer one-story wing with separate roofline, aluminum siding on main block over frame construction, aluminum-frame double-hung windows maintaining original opening locations, concrete foundation, garage at rear, and substantial corner lot with mature trees.

History of the Resource

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

In 1929, Joseph H. Goodwin and family were living at 25861 [920] E. Huron River Drive.¹ In 1930, Joseph & Della Goodwin were living at 920 Huron River Drive, and Joseph was an Attorney At Law.² In 1940, Della Goodwin, now widowed, was living at 25861 E. Huron River Drive.³ In 1950, Erving & Vivian Brown and family resided at 25861 E. Huron River Drive, and Erving worked as a crane operator for an excavating company.⁴ The Brown Family resided at 25861 E. Huron River Drive from 1961-1971.⁵

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 121, family 140, for Joseph & Della Goodwin ; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:335Q-GRHN-X5?cat=1036363&i=448&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 449 of 1148; United States. National Archives and Records Administration.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 15A, dwelling 289, for Della Goodwin ; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWCS?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.

⁴ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 202, for Erving & Vivian Brown and family; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

This 1925 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents mid-1920s residential development during the prosperous pre-Depression years and demonstrates characteristic Dutch Colonial Revival architecture with distinctive gambrel roof and original brick veneer wing.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite exterior material alterations to the main block. Location integrity is complete with the dwelling remaining on original corner lot since 1925 construction. Design integrity is excellent with two-story Dutch Colonial Revival form, distinctive gambrel roof, symmetrical facade organization, original brick wing, and covered entry porch all intact. Materials integrity is good with original brick veneer wing and chimneys preserved, though aluminum siding covers main block frame construction and windows have been replaced. Workmanship integrity is excellent with gambrel roof construction, brick veneer wing demonstrating quality 1925 masonry craftsmanship, and overall form intact. Setting integrity is excellent on substantial corner lot with mature trees. Feeling integrity is excellent with property completely conveying mid-1920s Dutch Colonial Revival residential character through distinctive gambrel roof and form. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The 1925 construction date places this property within the prosperous mid-1920s period when substantial residential development occurred following World War I and preceding the 1929 economic collapse. Construction in 1925 represents peak pre-Depression building activity when quality housing was constructed during favorable economic conditions. The substantial Dutch Colonial Revival design with original brick wing demonstrates significant residential investment typical of mid-1920s prosperity. The property's location on E. Huron River Drive on a substantial corner lot documents residential development patterns along the community's primary transportation corridor. The Dutch Colonial Revival style represented popular revival architecture appealing to American homeowners seeking connections to colonial heritage during the 1920s. The continuous single-family residential use since 1925 demonstrates successful residential development that established stable neighborhoods serving community housing needs across a century.

Criterion C - Architecture: The property represents an excellent example of mid-1920s Dutch Colonial Revival residential architecture distinguished by the characteristic gambrel roof form that defines the style. The gambrel roof with steep lower slopes and gentler upper slopes creates the barn-like profile associated with Dutch Colonial heritage while maximizing upper-story living space within compact footprint. The symmetrical facade organization with centered entry porch reflects Colonial Revival design principles emphasizing classical balance and proportion. The original brick veneer wing integrated into the 1925 construction demonstrates common Colonial Revival expansion pattern providing additional living space while maintaining stylistic coherence through quality materials. The two brick chimneys positioned on the exterior walls demonstrate traditional Colonial Revival chimney placement. The covered entry porch with gable roof creates formal entry emphasis typical of Colonial Revival dwellings. The window arrangement with upper-story openings in the gambrel slopes demonstrates the roof's function as habitable space rather than simple attic. The substantial form and quality materials including brick veneer wing distinguish this property as superior example of Dutch Colonial Revival residential design.

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

Reasons Supporting Contributing Status: The 1925 construction represents mid-1920s residential development during peak pre-Depression prosperity. The two-story Dutch Colonial Revival form with distinctive gambrel roof demonstrates characteristic style defining the revival movement. The symmetrical facade organization reflects Colonial Revival design principles. The original brick veneer wing integrated into 1925 construction demonstrates quality materials and Colonial Revival expansion pattern. The two brick chimneys provide Colonial Revival character. The covered entry porch creates formal entry emphasis. Excellent integrity retained in all seven aspects despite aluminum siding on main block. The distinctive gambrel roof, symmetrical organization, original brick wing, chimneys, and overall Dutch Colonial Revival character remain intact, allowing the property to authentically convey its 1925 origins. Substantial corner lot location on E. Huron River Drive documents residential corridor development. Mature trees maintain residential character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding mid-1920s residential development patterns, Dutch Colonial Revival architectural popularity during 1920s revival movement, quality construction during prosperous pre-Depression years, residential expansion along Huron River Drive corridor, and mid-1920s neighborhood formation 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_138_01_0300_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25875 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_01_0300_002 Lot 300 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0915743	Long: -83.2875116	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1944
Architectural Style	Vernacular/Minimal Traditional
Building Form	2 Story Rectilinear
Roof Form	Hip
Roof Materials	Asphalt shingles
Exterior Wall Materials	Tan/buff brick masonry
Foundation Materials	Brick/Concrete block
Window Materials	Aluminum/Vinyl replacement
Window Type	Double-hung sash & picture windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Detached garage or outbuilding

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1944-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25875 E. Huron River Drive			
Historic/Original Owner	Durrel & Vera Finkel			
Historic Building Use	Mixed Use			
Current Building Use	Multi-Family Residential			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 25875 E. Huron River Drive is a two-story multifamily residential building constructed in 1944. This property represents the wartime and early 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 practical, economical housing solutions developed to accommodate the expanding workforce during the peak of industrial activity.

The original building exhibits a two-story rectangular form with hip roof configuration that reflects the practical design approaches typical of 1940s multifamily construction. The building demonstrates the straightforward, economical massing characteristic of wartime residential construction when materials and labor were constrained by war production priorities. A later addition, visible on the front, creates a gabled projection that alters the original composition while providing additional living space.

The building rests on a concrete foundation typical of 1940s residential construction, providing stable support for the two-story brick construction above. The foundation design reflects the practical building standards developed during the wartime period.

The original building features buff or tan-colored brick veneer that demonstrates the quality construction standards maintained for multifamily housing during the 1940s despite wartime material constraints. The brick provides durability and visual substance appropriate to the building's multifamily function. The later addition features wood shingle siding that creates material contrast with the original brick but maintains residential scale and character.

The original building features a hip roof configuration covered in asphalt composition shingles, representing practical roofing solutions typical of 1940s construction. The later addition features a gabled roof form that provides additional interior space while creating architectural variety. A white chimney indicates heating systems appropriate to the building's residential function.

The fenestration pattern includes regularly spaced windows that provide natural light to multiple residential units while maintaining the building's multifamily character. Windows appear to be replacement units that preserve appropriate sizes and proportions for the building's scale and residential function. The addition includes a large picture window that reflects later residential preferences for increased natural light and visual connection to the landscape.

The front addition porch significantly alters the building's original composition, adding a gabled projection with wood shingle siding and large windows. This addition represents later attempts to update and expand the building's residential capacity while maintaining compatibility with the existing structure. The addition demonstrates the continued residential use and investment in the property over time.

The property occupies a substantial lot on East Huron River Drive with mature trees that provide natural framing and demonstrate the established character of this residential corridor. The generous lot size and landscape setting reflect the residential development patterns that characterized Huron River Drive during both the wartime and post-war periods. The property's setting maintains its connection to the geographic feature that defined both periods of district significance.

History of the Resource

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

In 1950, Durrel & Vera Finkel resided at 25875 E. Huron River Drive; and Durrel worked as a state trooper for the Michigan State Police.¹ D.A. & Cora Lee Young were recorded living at 25875 E. Huron River Drive, according to the 1953 Michigan Bell directory.² Richard A. Navarre & D.A. Young resided at 25875 E. Huron River Drive from 1960-1961.³ D.A. Young and James L. Phelps resided at 25519 E. Huron River Drive from 1961-1962.⁴ Mayme Young and F.W. Smith resided at 25875 E. Huron River Drive from 1968-1970.⁵

¹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 199, for Durrel & Vera Finkel ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

² Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan : November 1953) pages 5-10; original held by Brownstown Historical Society.

³ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive 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 E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

The property at 25875 E. Huron River Drive contributes to the significance of the proposed Flat Rock Historical District as a representative example of wartime and early post-World War II multifamily residential development that served the expanding industrial workforce during the Late Period of Significance (1920-1975). Constructed in 1944, this building demonstrates the practical housing solutions developed to accommodate workers employed in Ford Motor Company's expanding war production facilities and the residential development patterns that supported the community's industrial transformation.

Criterion A (Events):

This property is significant under Criterion A as part of the wartime residential development that supported Flat Rock's role in war production and the community's continued industrial transformation during the 1940s. The construction date of 1944 places it within the crucial period when Ford's facilities were operating at peak capacity for war production, creating intense demand for worker housing that could accommodate multiple families efficiently and economically.

The multifamily residential function represents the practical housing solutions developed to serve the expanding workforce during the wartime period when traditional single-family construction was constrained by material shortages and labor priorities. This building demonstrates how the community adapted to wartime conditions while maintaining quality residential standards that would support family life and community stability during a critical period in the nation's history.

The location on East Huron River Drive provides direct connection to the geographic corridor that linked residential areas to Ford's industrial facilities, while the building's multifamily function demonstrates the efficient land use and housing approaches that characterized wartime residential development.

The property retains sufficient integrity in most aspects to convey its historical significance, though some alterations have occurred: **Location:** EXCELLENT - The property remains in its original location on East Huron River Drive within the historic residential corridor. **Design:** FAIR - While the basic two-story form and hip roof remain, the front addition has altered the original composition and massing relationships. **Setting:** GOOD - The residential setting on Huron River Drive continues to reflect the wartime and post-war development character that characterized this corridor. **Materials:** FAIR - The original brick veneer appears intact, though the addition introduces different materials and window replacements affect material authenticity. **Workmanship:** GOOD - The original construction quality typical of 1940s multifamily development remains evident in the brick construction and overall building form. **Feeling:** GOOD - The property continues to convey the sense of 1940s multifamily residential development and the practical housing solutions that characterized wartime construction. **Association:** GOOD - The connection to wartime residential development and the community's industrial workforce housing remains clear through the building's multifamily function and construction period.

This property makes an important contribution to the proposed Flat Rock Historical District by representing the wartime residential development that supported the community's peak industrial activity during World War II. The multifamily residential function demonstrates the efficient housing solutions developed to serve the expanding workforce during this crucial period in the community's industrial transformation.

The building's 1944 construction date places it within a significant but underrepresented period in the district's residential development, showing how the community adapted to wartime conditions while maintaining residential quality standards. The property contributes to the district's representation of the full range of residential types and development periods that characterized the Late Period of Significance.

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

1. **Historical Significance:** Constructed in 1944 during the wartime period, representing the residential development that supported Ford's war production facilities and the community's industrial workforce during a crucial period.
2. **Multifamily Housing Type:** Demonstrates the practical housing solutions developed to accommodate multiple families efficiently during wartime labor and material constraints.
3. **Geographic Continuity:** Located on East Huron River Drive, contributing to the district's representation of residential development along this important corridor connecting residential areas to industrial facilities.
4. **Construction Period:** Represents a significant but underrepresented period (wartime 1940s) in the district's residential development timeline.
5. **Sufficient Integrity:** Despite later additions, retains sufficient integrity in location, association, and basic form to convey its significance as a wartime multifamily residential construction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_01_0300_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	25905/7 Huron River Drive [multi-family residence] (840 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0299_003 Lot 299 Flat Rock Land Co. Subdivision(Oct 1920)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0919094		Long: -83.2878278		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1923
Architectural Style	Arts and Crafts/Craftsman Bungalow
Building Form	One-and-one-half story gabled house
Roof Form	Cross gables
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick (first story), horizontal wood clapboard (gables)
Foundation Materials	Concrete block, rusticated
Window Materials	Wood frame, painted white
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Industry, Community Planning and Development, Architecture			
Period(s) of Significance	1923-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic/Original Owner	Frank & Grace (nee Erving) Brown			
Current Building Use	Multi-family residence			
Historic Building Use	Multi-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Brown Family			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form 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 multi-family residence is a two-story structure situated at 25907 E. Huron River Drive in Flat Rock. The building exhibits exceptional Craftsman design features including complex cross-gable massing, brick veneer construction with wood shingle accents, distinctive decorative brackets, and retention of original leaded glass windows typical of high-style early 1920s multi-family residential architecture.

The house displays a complex footprint with multiple projecting sections creating picturesque massing characteristic of Craftsman design. The roof configuration features cross-gable forms with multiple gables at varied orientations, creating dynamic roofline with substantial visual interest. Front-gable sections dominate the street-facing elevations, rising to full two stories. The roof is covered with asphalt shingles in reddish-brown or burgundy tones. A prominent brick chimney rises from the center of the structure, constructed of dark brown brick and featuring decorative cap with corbelling and metal chimney pot.

The exterior walls exhibit sophisticated material treatment combining dark reddish-brown brick veneer on the lower first floor with wood shingle siding on upper gable sections and second-floor walls. The brick veneer is laid in running bond pattern with consistent coursing demonstrating quality 1923 masonry craftsmanship. The wood shingles in the gable fields and upper walls are stained in dark brown tones creating harmonious color palette with the brick. White-painted trim boards define window and door openings, corner boards, and fascia, creating crisp contrast against the dark brick and shingles. The foundation is constructed of brick matching the first-floor veneer.

A particularly distinctive Craftsman feature is the presence of decorative triangular brackets or knee braces beneath the gable peaks, painted white to match the trim. These brackets demonstrate authentic Craftsman detailing emphasizing structural expression and handcrafted elements. The gable ends feature decorative bargeboards or rake boards with simple but refined profiles.

The most architecturally significant feature is the exceptional preservation of original leaded glass windows throughout the dwelling. Multiple window openings retain leaded glass in the upper sash with geometric patterns, protected by aluminum storm windows. The leaded glass represents high-quality craftsmanship and artistic detailing characteristic of superior Craftsman residential design. Window configurations include double-hung units with leaded glass upper sash and multi-light casement windows arranged in bands, particularly visible in the gable ends where groups of three or four narrow casement windows create substantial fenestration.

A covered front porch extends across a portion of the left facade, featuring square posts supporting the porch roof. The porch has been partially enclosed with vertical board siding or board-and-batten treatment in dark brown creating privacy screening while maintaining open sections with railings. This partial enclosure represents later modification adapting the porch space for increased privacy or weather protection.

The complex massing includes multiple projecting bays and sections at varied depths, creating three-dimensional composition. The left section features lighter-colored siding (cream or pale yellow) contrasting with the dominant dark brick and brown shingle treatment, suggesting this may be a later addition or separate unit within the multi-family configuration. The varied exterior treatments may indicate the building's multi-unit character with separate entrances or living spaces.

The property occupies a corner or prominently-sited lot with mature evergreen screening along the left property line. Substantial arborvitae or similar conifers create dense privacy screening. Foundation plantings include hostas and perennials in curved beds edged with brick pavers. The lawn is maintained in good condition with thick turf.

Character-defining features include two-story Craftsman multi-family form with complex cross-gable massing, dark reddish-brown brick veneer on first floor, wood shingle siding in gable ends and upper walls, white-painted decorative triangular brackets beneath gable peaks, prominent central brick chimney with decorative cap and metal chimney pot, exceptional preservation of original leaded glass windows with geometric patterns protected by aluminum storm windows, multi-light casement windows in grouped arrangements, white-painted trim creating contrast, covered front porch with partial vertical board enclosure, brick foundation, complex three-dimensional massing with multiple projecting sections, and mature evergreen screening.

This two-story, multi-family brick veneer residence is situated on lot 13 of the Flat Rock Land Co. Subdivision in the Village of Flat Rock, and in 1941, the address was 25907 E. Huron River Drive.¹

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

History of the Resource

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

In 1920, Frank Brown owned lots 13 & 14 in Flat Rock Land Co. Subdivision.² In 1925, Frank Brown owned lots 13 & 14 in Flat Rock Land Co. Subdivision and the house thereon, 840 Huron River Drive.³ In 1929, Frank Brown and family were living at 840 E. Huron River Drive.⁴ In 1930, Frank & Grace Brown and family were living at 840 Huron River Drive, and Frank was employed as a General Contractor.⁵ In 1939, Frank and Grace Brown and family were living at 25907 EHRD.⁶ In 1939, Perry and Eva (nee Brown) Phillips and family were living at 25907 HRD.⁷ In 1940, Frank & Grace Brown and family were living at 25907 E. Huron River Drive, and Frank was employed as a farmer and contractor for building construction.⁸ In 1940, Kenneth and Helen Crooks and daughter were living at 25907 E. Huron River Drive, and Kenneth was employed as a press operator for a rubber plant.⁹ In 1950, Harley and Florence Buhr resided at 25905 E. Huron River Drive.¹⁰ In 1950, Frank and Grace Brown and their daughter resided at 25907 E. Huron River Drive; and Frank worked at moving houses for a local construction company.¹¹ Frank Brown and family were recorded living at 25907 E. Huron River Drive, according to the 1953 Michigan Bell directory.¹² In 1961 through 1965, Mrs. Frank Brown (Grace) resided at 25907 E. Huron River Drive.¹³ In 1966 through 1971, Larry J. Mann and Paul Schultz resided at 25905/7 E. Huron River Drive.¹⁴

Statement of Significance/Recommendation of Eligibility

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

This 1923 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture**. The property represents early 1920s multi-family residential development and demonstrates exceptional high-style Craftsman architecture with outstanding preservation of original materials including leaded glass windows, brick veneer, wood shingles, and decorative brackets.

Integrity Assessment: The property retains outstanding integrity in all seven aspects. Location integrity is complete with the dwelling remaining on original site since 1923 construction. Design integrity is excellent with two-story Craftsman form, complex cross-gable massing, and multi-family configuration intact. Materials integrity is exceptional with preservation of original brick veneer, wood shingle siding, leaded glass windows protected by storm windows, decorative brackets, and brick chimney. Workmanship integrity is exceptional with quality 1923 masonry, leaded glass craftsmanship, decorative brackets, and complex massing demonstrating superior construction. Setting integrity is excellent with mature landscaping. Feeling

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 10, entry for Frank Brown; original records held by Brownstown Township Historical Society.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged BY subdivision; pg. 87, entry for Frank Brown; original records held by Brownstown Township Historical Society.

⁴ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; 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, [none] (stamped), enumeration district (ED) 82-880, sheet 5B, dwelling 112, family 130, for Frank Brown and family; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 448 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 [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 14B, dwelling 287, family ,Frank & Grace Brown and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 32 of 1034; United States. National Archives and Records Administration.

⁹ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 288, family ,Kenneth & Helen Crooks and daughter; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 32 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 19, dwelling 197, for Harley & Florence Buhr ; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

¹¹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 19, dwelling 195, for Frank & Grace Brown and daughter; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

¹² Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: November 1953) pages 5-10; original held by Brownstown Historical Society.

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

¹⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

integrity is outstanding with property completely conveying early 1920s high-style Craftsman multi-family character. Association integrity is excellent through continuous multi-family residential use since construction.

Criterion A - Community Planning and Development: The 1923 construction represents early post-World War I multi-family residential development when substantial multi-unit dwellings were constructed to serve rental housing needs in industrial communities. The multi-family configuration provided affordable housing for working-class families and single workers employed in local industries. The substantial Craftsman design applied to multi-family use demonstrates early 1920s architectural trends extending quality design principles to rental housing. The property's location on E. Huron River Drive documents multi-family residential development along the community's primary corridor. The continuous multi-family use since 1923 demonstrates successful rental housing serving community needs across more than a century.

Criterion C - Architecture: The property represents an exceptional example of early 1920s Craftsman architecture adapted for multi-family use, distinguished by outstanding preservation of character-defining features and materials. The complex cross-gable massing with multiple projecting sections creates sophisticated picturesque composition exceeding typical bungalow designs. The combination of brick veneer first floor with wood shingle upper walls demonstrates high-quality material treatment and Craftsman emphasis on varied textures and natural materials. The white-painted decorative triangular brackets beneath gable peaks represent authentic Craftsman structural expression and handcrafted detailing. The prominent brick chimney with decorative corbelled cap and metal chimney pot demonstrates quality masonry craftsmanship. The exceptional preservation of original leaded glass windows with geometric patterns throughout the dwelling represents extraordinary material integrity and artistic craftsmanship central to Craftsman design philosophy. The grouped multi-light casement windows create distinctive fenestration patterns. The complex massing, varied materials, decorative brackets, and preserved leaded glass distinguish this property as superior example of high-style Craftsman multi-family architecture.

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

Reasons Supporting Contributing Status: The 1923 construction represents early post-World War I multi-family residential development. The two-story Craftsman form with complex cross-gable massing demonstrates sophisticated high-style architecture. The combination of brick veneer and wood shingle siding exhibits quality Craftsman material treatment. The white-painted decorative triangular brackets beneath gable peaks represent authentic Craftsman detailing. The prominent brick chimney with decorative cap demonstrates masonry craftsmanship. The exceptional preservation of original leaded glass windows with geometric patterns represents extraordinary material integrity and artistic craftsmanship. The grouped multi-light casement windows create distinctive fenestration. The multi-family configuration served important rental housing needs. Outstanding integrity retained in all seven aspects. The complex massing, varied materials, decorative brackets, chimney, and especially the preserved leaded glass windows remain intact, allowing the property to authentically convey its 1923 origins and high-style Craftsman multi-family character. The property contributes to understanding early 1920s multi-family residential development, high-style Craftsman architecture with exceptional material preservation, leaded glass artisan craftsmanship, rental housing serving working-class needs, and residential development along Huron River Drive corridor 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_138_01_0299_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25917 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0013_002 Lot 13 & 14 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.09194		Long: -83.28785		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1950
Architectural Style	Vernacular/Minimal Traditional
Building Form	Single-story gabled house
Roof Form	Front gable with cross gables
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal wood siding (vinyl over original)
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Single-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input checked="" type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1920-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25917 E. Huron River Drive			
Historic/Original Owner	Van Pelt Family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Narrative Architectural Description

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

The property at 25917 E. Huron River Drive is a single-story Ranch style residence constructed in 1950. This property represents the early post-World War II suburban residential development that characterized the Late Period of Significance (1922-1975) in the proposed Flat Rock Historical District and exemplifies the Ranch architectural style that would become the dominant American residential form during the 1950s suburban expansion.

Overall Form and Massing:

The house exhibits a linear Ranch configuration with single-story massing that emphasizes horizontal lines and integration with the landscape. The building features a side-gable roof with cross-gable elements that create architectural interest and provide varied interior spaces. The overall composition demonstrates the Ranch style's emphasis on informal living and connection to outdoor spaces while maintaining domestic scale appropriate to suburban residential development.

Foundation:

The building rests on a concrete foundation that is largely concealed by grade and landscaping, consistent with Ranch design philosophy that emphasizes the building's integration with the natural landscape rather than prominent foundation expression.

Exterior Wall Materials:

The exterior walls feature a combination of horizontal wood siding and wood shingle accents that create visual texture and architectural interest. The primary wall surfaces are clad in beige or tan-colored horizontal wood siding that provides traditional residential character while maintaining the horizontal emphasis characteristic of Ranch design. The gable ends feature wood shingle siding that adds textural variety and reflects the Craftsman influences that sometimes appeared in Ranch residential architecture.

Roofing:

The roof features a side-gable configuration with cross-gable elements covered in asphalt composition shingles. The gable forms create architectural variety within the Ranch typology while maintaining the low-pitched roof angles characteristic of the style. A brick chimney indicates the presence of a fireplace or heating system appropriate to quality residential construction.

Windows and Doors:

The fenestration pattern includes regularly spaced double-hung windows with blue decorative shutters that provide color accent and traditional residential character. The shutters create visual contrast against the neutral siding while maintaining the informal, domestic character typical of Ranch residential design. Windows appear to be replacement units that preserve appropriate sizes and proportions for the building's scale. The main entrance appears to be simply treated, maintaining the horizontal emphasis and unpretentious character typical of Ranch design.

Character-Defining Features:

1. Single-story Ranch massing with horizontal emphasis
2. Side-gable roof with cross-gable elements
3. Mixed exterior materials: horizontal wood siding with wood shingle accents
4. Blue decorative shutters providing color accent and traditional character
5. Linear plan emphasizing efficient modern living
6. Low profile emphasizing integration with suburban landscape
7. Simple entrance treatment maintaining horizontal Ranch character
8. Material combination reflecting early Ranch design variations

Site and Setting:

The property occupies a suburban lot on East Huron River Drive with maintained lawn areas and landscaping elements that demonstrate the Ranch style's relationship to landscape and outdoor living. The front yard includes a distinctive large boulder that serves as a natural landscape feature, creating visual interest and connecting the residential development to

the natural character of the Huron River corridor. Mature trees and maintained grass areas reflect the suburban residential character that developed during the early post-war period.

Accessory Resources:

No significant outbuildings are visible from the public right-of-way, though any garage or utility structures would likely be located at the rear of the property and integrated with the overall 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 1950, Walter & Pearl Van Pelt and their children resided at 25917 E. Huron River Drive; and Walter worked as a scheduler for Monroe Stamping Plant and Pearl taught Kindergarten teacher.¹ Walter Van Pelt and family were recorded living at 25917 E. Huron River Drive, according to the 1953 Michigan Bell directory.² On July 2, 1960 David and Winona Schultz purchased a series "E" Defense Bond; they registered their address as 25917 E. Huron River Drive in Flat Rock.³ In 1961 through 1965, Paul Schultz resided at 25917 E. Huron River Drive.⁴ In 1966 through 1970, Ray Newman resided at 25917 E. Huron River Drive.⁵ In 1971, Ms. Vinnie Brown resided at 2517 E. Huron River Drive.⁶

Statement of Significance/Recommendation of Eligibility

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

The property at 25917 E. Huron River Drive contributes to the significance of the proposed Flat Rock Historical District as a representative example of early post-World War II suburban residential development that characterized the Late Period of Significance (1922-1975). Constructed in 1950, this Ranch style residence demonstrates the architectural preferences and construction approaches that developed during the early phase of post-war suburban expansion, reflecting the community's continued prosperity and the successful accommodation of returning veterans and expanding workforce.

National Register Criteria Evaluation

Criterion A (Events):

This property is significant under Criterion A as part of the early post-World War II residential development that supported Flat Rock's continued transformation into a suburban industrial community during the early 1950s. The construction date of 1950 places it within the period when returning veterans and expanding economic opportunities created demand for new residential construction that would embody contemporary lifestyle preferences and architectural trends.

The Ranch architectural style represents the emergence of distinctly American suburban residential design that emphasized informal living, integration with landscape, and modern conveniences that characterized post-war prosperity and lifestyle changes. This property demonstrates how the community's industrial success enabled residents to embrace contemporary architectural styles that reflected changing family patterns and leisure preferences during the early post-war period.

¹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 194, for Walter & Pearl Van Pelt and children; 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.

² Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan : November 1953) pages 10; original held by Brownstown Historical Society.

³ "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.

⁴ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive 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 E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The location on East Huron River Drive provides direct connection to the geographic corridor that linked residential areas to industrial facilities while demonstrating the continued residential development along this important route throughout the Late Period of Significance.

The property retains good integrity in most aspects to convey its historical and architectural significance:

Location: EXCELLENT - The property remains in its original location on East Huron River Drive within the historic residential corridor.

Design: GOOD - The essential Ranch form, gable roof configuration, and overall design composition remain intact, preserving the architectural character that defines the style.

Setting: GOOD - The suburban residential setting on Huron River Drive continues to reflect the early post-war development character and the property's integration with the natural landscape features.

Materials: GOOD - The horizontal wood siding and wood shingle accents appear to be original or compatible materials that maintain the property's authentic Ranch character, though some windows may be replacements.

Workmanship: GOOD - The construction quality typical of early 1950s residential development remains evident in the building's overall form and material integration.

Feeling: GOOD - The property continues to convey the sense of early 1950s suburban residential development and the architectural preferences that characterized the emergence of Ranch style during the post-war period.

Association: GOOD - The connection to early post-war residential development and the community's continued prosperity remains clear, providing association with the community's successful accommodation of post-war suburban growth.

Historic District Contribution

This property makes a solid contribution to the proposed Flat Rock Historical District by representing the early phase of post-war Ranch residential development that characterized the community during the early 1950s. The Ranch architectural style with mixed materials and cross-gable configuration represents the architectural innovation and quality construction that distinguished the community's residential development during this period.

The property's location on East Huron River Drive contributes to the geographic continuity of the district while demonstrating how residential development continued along this important corridor throughout the Late Period of Significance. The architectural design and construction quality reflect the community's continued prosperity and the successful adaptation to post-war lifestyle preferences and design trends.

CONTRIBUTING STATUS RECOMMENDED

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

1. **Historical Significance:** Constructed in 1950 during the early post-war period, representing the residential development that accommodated returning veterans and the expanding workforce during the community's continued industrial prosperity.
2. **Architectural Significance:** Representative example of early Ranch residential architecture that demonstrates the design principles and material treatments that characterized this emerging American suburban style.
3. **Geographic Continuity:** Located on East Huron River Drive, contributing to the district's representation of continued residential development along this important corridor throughout the Late Period of Significance.
4. **Design Quality:** The mixed materials (horizontal siding and wood shingles) and cross-gable configuration represent quality construction that distinguished this property from basic tract housing of the period.

5. **Integrity:** Retains sufficient integrity in most aspects to convey its significance as a representative example of early 1950s Ranch residential architecture and post-war suburban development.

Future preservation efforts should focus on maintaining the mixed-material exterior treatment, cross-gable roof configuration, and overall Ranch design characteristics that distinguish this property as a representative example of early 1950s 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), search by address or parcel number; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

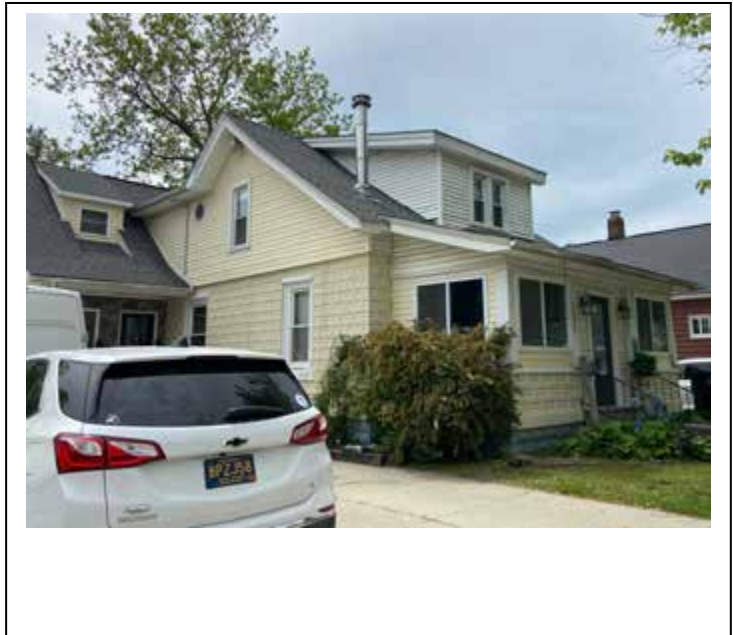
Property Overview and Location

Street Address	25931 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0015_000 Lot 15 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0921283	Long: -83.2881434	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1922
Architectural Style	Vernacular (heavily altered)
Building Form	1.5 story gabled house with additions
Roof Form	Complex gables with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood; concrete block addition
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Single and double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25931 E. Huron River Drive			
Historic/Original Owner	Richard Oestrike & Family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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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 dwelling at 25931 E. Huron River Drive presents as a substantially altered one-and-one-half story residence that originated in 1922 but has been significantly modified through multiple building campaigns that have compromised its historical architectural character. The building now displays a complex assemblage of materials, forms, and additions that obscure its original design intent and period characteristics.

The structure exhibits a complicated massing arrangement resulting from various additions and modifications over time. The original gabled form remains partially discernible beneath the alterations, with asphalt shingle roofing covering multiple intersecting roof planes and dormers of varying sizes and configurations. A modern metal chimney pipe has replaced what was likely an original masonry chimney, representing a significant change to the building's profile and character.

The most prominent alteration is the substantial concrete block addition that dominates the front facade. This addition features decorative concrete masonry units with a geometric pattern that contrasts sharply with the building's original residential character. The concrete block construction represents a mid-to-late 20th-century building campaign that fundamentally altered the building's architectural expression and proportional relationships.

The remaining portions of the structure are clad in tan vinyl siding that has been installed over the original wood siding. While this type of alteration is common and often reversible, the combination with the concrete block addition and other modifications creates a building that no longer clearly communicates its original 1920s construction period or architectural intentions.

The fenestration pattern has been significantly altered through window replacements and the reconfiguration of openings to accommodate the various additions. Current windows appear to be vinyl replacement units of varying sizes and configurations that do not maintain consistent proportional relationships or period-appropriate character. The front entrance has been relocated or substantially modified as part of the concrete block addition.

Additional alterations include what appears to be an enclosed porch or sunroom addition with large window groupings that further complicate the building's massing and architectural coherence. These modifications, while potentially improving the building's functionality, have cumulatively compromised its ability to convey its historical period and architectural 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 1929, Richard Oestrike and family were living at 828 E. Huron River Drive.¹ In 1939, Richard Oestrike & family were living at 25931 E. Huron River Drive.² In 1940, Richard Oestrike and daughter were living at 25931 E. Huron River Drive, and owned an auto sales & service.³ In 1950, Alfred & Sophia Draftz resided at 25931 E. Huron River Drive; and Alfred worked as a foreman at an auto manufacturing plant.⁴ In 1966, Winifred Oestrike Hamilton, daughter of Richard Oestrike, resided at 25931 E. Huron River Drive in 1966.⁵ Winifred continued to live at 25931 until her death in 2002.⁶

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.

Assessment of Historical and Architectural Significance: While this property was constructed in 1922 during the early Ford Village Industries period and therefore has potential historical associations with Flat Rock's industrial development, the extensive alterations and additions have compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or architectural character.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic E. Huron River Drive corridor.

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 14B, dwelling 286, for Richard Oestrike and daughter; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW54?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 32 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 80, dwelling 286, for Alfred & Sophia Draftz ; 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.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1971); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ 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.

Design: Poor integrity due to substantial additions, massing changes, and architectural modifications that obscure the original design concept and proportional relationships.

Setting: Good integrity within the residential neighborhood context, though the building's altered character affects its compatibility with surrounding historic properties.

Materials: Poor integrity due to comprehensive material replacement including vinyl siding over original wood siding, concrete block additions, replacement windows, and modern chimney replacement.

Workmanship: Poor integrity as original construction details and craftsmanship are largely obscured by subsequent alterations and additions.

Feeling: Poor integrity as the building no longer conveys the character of 1920s residential construction or the historical period it represents.

Association: Compromised integrity due to the building's inability to clearly communicate its association with the significant historical patterns of Flat Rock's development because of extensive alterations.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building originated during the significant period of Flat Rock's development (1922), the extensive alterations including the prominent concrete block addition, comprehensive vinyl siding installation, window replacements, and other modifications have compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The cumulative impact of these alterations prevents the building from effectively communicating its historical associations with the Ford Village Industries period or its original architectural character as a 1920s working-class residence. The modifications represent multiple building campaigns that have fundamentally altered the building's architectural expression and historical readability.

This assessment aligns with National Register guidelines that emphasize a property's ability to convey its historical significance through retained integrity. While alterations alone do not automatically disqualify a property, the extent and character of modifications to this building exceed the threshold for acceptable change within a historic district context.

References

List references used to research and evaluate the individual property.

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

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25939 Huron River Drive (808 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0016_000 Lot 16 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.092244	Long: -83.2882558	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1930
Architectural Style	Vernacular/Minimal Traditional
Building Form	1.5 story gabled house
Roof Form	Front gable with front add
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding over original wood
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Sliding/Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	No garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1930-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25939 E. Huron River Drive			
Historic/Original Owner	Jennie (nee Hall) Ingersoll & family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 25939 E. Huron River Drive presents as a well-maintained one-and-one-half story residence constructed in 1930 during the established period of Flat Rock's industrial expansion. The building exemplifies the modest but substantial working-class housing that continued to be built following the initial Ford Village Industries boom, representing the community's ongoing residential development during the Depression era.

The structure exhibits a straightforward vernacular design approach with a primary side-gabled roof form intersected by a prominent front-facing cross gable that creates visual interest and provides additional interior space. The roofline is covered in gray asphalt shingles and features a substantial brick chimney positioned toward the rear of the building, maintaining the traditional masonry construction typical of the period. The building's massing demonstrates the practical efficiency valued during the 1930s, maximizing interior space within a compact footprint.

The exterior walls are currently clad in red-brown aluminum siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The aluminum siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and proportional relationships.

The fenestration pattern reflects the functional requirements of a modest family dwelling with regularly spaced windows providing natural light throughout the interior spaces. The windows appear to be vinyl replacement units with sliding or double-hung sash configuration, though the original opening sizes and positioning have been carefully maintained. The front facade features a balanced arrangement of windows flanking the central entrance, creating a symmetrical and visually pleasing composition typical of vernacular residential design.

The front entrance is accessed via concrete steps with metal railings, leading to a simple door configuration that maintains the building's unpretentious character. A small enclosed porch or vestibule area provides weather protection while preserving the building's essential massing and proportional relationships. The entrance arrangement reflects the practical design approaches employed during the Depression era when functional considerations took precedence over elaborate architectural expression.

Character-defining elements include the building's essential massing and roofline configuration, the retention of original window and door openings, the substantial brick chimney, and the modest scale that reflects 1930s working-class housing standards. While surface materials have been updated, the building's fundamental design characteristics remain clearly readable and representative of its construction period and the continuing residential development of Flat Rock's Ford-era community.

History of the Resource

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

In 1925, John Anable had owned lot 16, of block 18 in the Village of Flat Rock, without a residence on the lot.¹

In 1931, Jennie Ingersoll owned lot 16, of block 18 in the Village of Flat Rock, and the residence thereon, 25939 E. Huron River Drive.² In 1939, Jennie Ingersoll and her daughter, Myra Taylor, were living at 25939 HRD.³ In 1940, Jennie Ingersoll and daughter were living at 25939 E. Huron River Drive.⁴ In 1950, Jennie Ingersoll and her daughter lived at 25939 E. Huron River Drive.⁵ Jennie Ingersoll died on 11 September 1951, she was the daughter of Benjamin and Frances (nee Whitcomb) Hall, and was eighty-five years old; Jennie had been a widow for over fifty years.⁶ Myra Taylor, Jennie's daughter, resided at 25939 Huron River Drive in 1953.⁷

Adam Przylak resided at 25939 E. Huron River Drive from 1961-1971.⁸

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically and by subdivision; pg. 87, entry for John Anable; original records held by Brownstown Township Historical Society. *Note: There is no house on the lot in 1925.*

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg.126, entry for Jennie Ingersoll; 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 14B, dwelling 285, for Jennie Ingersoll and daughter Myra; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, image 32 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 19, dwelling 192, for Jennie Ingersoll and daughter; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

⁶ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7Y-FR2> : accessed 28 Nov 2025), entry for Jennie Hall Ingersoll, 11 Sep 1951; **ALSO:** "Michigan, Deaths, 1867-1897", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:N323-H9G> : accessed 28 Nov 2025), entry for John Ingersoll, died 21 Dec 1897.

⁷ Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁸ Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

Historical Significance: This property derives its significance from its association with the continued residential development of Flat Rock during the established Ford Village Industries period. Constructed in 1930, the building represents the ongoing community growth that followed the initial industrial expansion, demonstrating the sustained residential construction that supported the expanding workforce and established Flat Rock as a permanent industrial community rather than a temporary industrial experiment.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the patterns of sustained community development that characterized Flat Rock's evolution from an experimental industrial village to an established manufacturing center. The building's 1930 construction date places it within the mature phase of the Ford Village Industries period, when the success of the initial industrial investment had been proven and the community was experiencing continued growth and stabilization.

Properties like this demonstrate the transition from the initial housing boom of the early 1920s to the sustained residential development that continued through the Depression era, showing that Flat Rock's industrial economy provided sufficient stability to support ongoing housing construction even during national economic difficulties. The building represents the type of modest but substantial housing that attracted and retained working families, contributing to the community's reputation as a successful example of industrial village planning.

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, roofline configuration, window arrangements, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to aluminum siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain intact.

Workmanship: Good integrity retained in structural elements, masonry chimney, and overall construction approach, with original building techniques clearly evident.

Feeling: Good integrity in conveying the character of 1930s working-class housing within the established Ford-era community context.

Association: Strong associative integrity with the sustained development period that consolidated Flat Rock's transformation from experimental industrial village to established manufacturing community.

This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building has experienced common material alterations through aluminum siding installation and window replacement, it retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its historical significance as part of the sustained residential development that characterized Flat Rock's maturation as an industrial community.

The property meets National Register standards for contributing status because the alterations represent typical maintenance updates that do not compromise the building's ability to communicate its role in the community's developmental patterns. The building's retention of essential massing, proportional relationships, and architectural organization allows it to continue effectively representing the 1930s phase of Flat Rock's residential expansion. The property contributes to the district's ability to illustrate the complete timeline of community development from the initial Ford investment through the establishment of a permanent residential neighborhood that supported the expanding industrial base.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0016_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25949 E. Huron River Drive (818 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0017_000 Lot 17 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.092330	Long: -83.288380	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Vernacular/Minimal Traditional
Building Form	1.5 story Rectilinear
Roof Form	Side gabled catside w/ shed dormer addition
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood; concrete block foundation
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash, picture windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1928-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Historic/Original Owner	Murray & Elsie Anabel House			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	William Anable Likely			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/201

Narrative Architectural Description

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

The dwelling at 25949 E. Huron River Drive presents as a one-and-one-half story residence constructed in 1928 during the peak period of Flat Rock's Ford Village Industries expansion. The building exemplifies the practical vernacular housing that continued to be built following the initial industrial boom, representing the sustained residential development that established Flat Rock as a permanent industrial community.

The structure exhibits a straightforward design approach with a primary side-gabled roof form that has been modified by the addition of a substantial shed dormer across the front facade. This dormer addition, while representing a later modification, demonstrates the common practice of expanding living space within existing structures to meet changing family needs. The roofline is covered in gray asphalt shingles and features brick chimneys that maintain the traditional masonry construction typical of the period.

The building's massing reflects the efficient use of space valued during the late 1920s, with the original structure maximizing interior space within a compact footprint and the dormer addition providing additional headroom and natural light to the upper level.

The exterior walls are currently clad in gray vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines and window proportions, preserving the building's essential character-defining features and proportional relationships.

The foundation consists of painted concrete block that provides a substantial visual base for the structure. The foundation treatment demonstrates the typical construction practices of the period while showing evidence of later maintenance and painting that maintains the building's well-kept appearance.

The fenestration pattern combines original window openings with modifications related to the dormer addition and general updates. The front facade features a combination of double-hung windows and what appears to be picture windows that provide enhanced natural light while maintaining appropriate scale relationships. The windows appear to be vinyl replacement units, though the original opening sizes and general arrangement have been preserved.

The front entrance is accessed via concrete steps with metal railings, leading to a centrally positioned door that maintains the building's symmetrical composition. Character-defining elements include the building's essential massing and roofline configuration, the retention of original window proportions and arrangements, the substantial foundation treatment, and the modest scale that reflects late 1920s working-class housing standards.

History of the Resource

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

William Anable paid taxes on lot 17 in the Flat Rock Land Co. Subdivision in 1920.¹ It is likely that the house at 25949 E. Huron River Drive was built by William Anable, a retired farmer. In 1930, Murray & Elsie Anable, son and daughter-in-law of William Anable, were living at 818 Huron River Drive, and Murray was employed as a Manager for a Grocery Store.² In 1931, Anna Anable (Murray's mother) owned lot 17 in the Flat Rock Land Co. Sub and the residence thereon, 818 Huron River Drive.³ In 1939, Anna Anable owned lot 17 in the Flat Rock Land Co. Sub and the residence thereon, 25949 Huron River Drive.⁴ In 1940, Murray & Elsie Anable and daughters were living at 25940 E. Huron River Drive, and Murray was employed as a checker for auto factory.⁵ In 1950, Murray & Elsie Anable and daughter resided at 25949 E. Huron River Drive; and Murray worked as Operator at the Monsanto Chemical Plant.⁶ Murray Anable resided at 25949 E. Huron River Drive through 1969.⁷

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," unpaginated, arranged alphabetically, citing for William Anable; Clerk's Office (vault), Brownstown Township.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 98, family 112, for Murray & Elsie Anable; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 447 of 1148; United States. National Archives and Records Administration.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged by subdivision; pg. 126, entry for Anna Anable; original records held by Brownstown Township Historical Society.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 210, entry for Anna Anable; 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 14B, dwelling 284, for Murray & Elsie Anable and daughters; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 32 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 19, dwelling 191, for Murray & Elsie Anable and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

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.

Historical Significance: This property derives its significance from its association with the established phase of Flat Rock's Ford Village Industries period residential development. Constructed in 1928, the building represents the sustained community growth that followed the initial industrial expansion of the early 1920s, demonstrating the ongoing housing construction that supported the expanding workforce and contributed to Flat Rock's evolution from experimental industrial village to established manufacturing community.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the patterns of sustained residential development that characterized Flat Rock's maturation as an industrial community. The building's 1928 construction date places it within the established phase of the Ford Village Industries period, when the success of the initial industrial investment had been proven and the community was experiencing continued growth and housing demand.

Properties like this demonstrate the ongoing residential construction that continued throughout the 1920s as Ford's Village Industries concept proved successful and attracted additional workers and their families to the community. The building represents the type of modest but substantial housing that provided permanent residential options for working families, contributing to the stability and growth that transformed Flat Rock from a temporary industrial experiment into a permanent manufacturing center with an established residential base.

The property's construction during this peak period of expansion illustrates the community's confidence in its industrial future and the successful integration of Ford's industrial vision with practical residential development that met the needs of working families while maintaining appropriate scale and character within the existing community framework.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, basic roofline configuration, and proportional relationships, despite the dormer addition and material updates.

Setting: Good integrity within the established residential neighborhood that developed during the Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain comprehensible.

Workmanship: Good integrity retained in structural elements, masonry foundation, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of late 1920s working-class housing within the established Ford-era community context.

Association: Strong associative integrity with the established development period that consolidated Flat Rock's transformation into a permanent industrial community with stable residential neighborhoods.

Recommendation: This property is **RECOMMENDED** as a **CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building has experienced modifications including the dormer addition, vinyl siding installation, and window replacement, it retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its historical significance as part of the sustained residential development that characterized Flat Rock's maturation as an industrial community.

The property meets National Register standards for contributing status because the modifications represent typical adaptations that working-class housing commonly underwent to meet changing family needs while maintaining essential architectural character. The building's retention of fundamental massing, proportional relationships, and residential scale allows it to continue effectively representing the late 1920s phase of Flat Rock's residential expansion. The dormer addition, while altering the original roofline, represents the type of practical modification that demonstrates the continued viability and adaptation of Ford-era housing to meet evolving residential needs throughout the period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0017_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25959 Huron River Drive (812 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0018_000 Lot 18 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.092420	Long: -83.288490	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1918
Architectural Style	Vernacular/American Foursquare influence
Building Form	Two-story Rectilinear
Roof Form	Hip roof with small dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood
Foundation Materials	Concrete/concrete block
Window Materials	Wood/Aluminum
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1918-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25959 E. Huron River Drive			
Historic/Original Owner	William & Anna (nee Chamberlain) Anable			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	William Anable Likely			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 25959 E. Huron River Drive presents as a substantial two-story residence constructed in 1918, representing the transitional period in Flat Rock's development from rural community to industrial town. The building exhibits characteristics of the American Foursquare vernacular, demonstrating the influence of popular national housing types on local residential construction during the late 1910s period that preceded Ford's major industrial investment.

The structure displays a classic hip-roofed form that creates a substantial and dignified presence within the streetscape. The primary roof is covered in dark gray asphalt shingles and features a small hip-roofed dormer positioned centrally on the front slope, providing additional natural light and headroom to the upper level while maintaining the building's symmetrical composition. The roofline's clean geometry and substantial proportions reflect the influence of the American Foursquare type, which emphasized practicality and efficient use of interior space.

The building's massing demonstrates the solid, cubic form characteristic of early 20th-century middle-class housing, with a full two-story height that maximizes living space within a compact footprint. The exterior walls are currently clad in white aluminum siding that has been installed over the original wood siding. The aluminum siding installation appears to have maintained the original trim lines, corner boards, and window proportions, preserving the building's essential character-defining features and architectural hierarchy.

The fenestration pattern reflects the balanced, symmetrical arrangement typical of Foursquare-influenced design, with regularly spaced windows providing natural light throughout the interior spaces. The front facade features a well-proportioned arrangement of windows that creates visual balance and emphasizes the building's residential character. Windows appear to be a mix of original wood and aluminum storm vinyl units with double-hung sash configuration, though the original opening sizes and positioning have been carefully preserved.

The front entrance is accessed through an enclosed front porch that appears to be a later addition or modification of an original open porch. The porch treatment demonstrates the common evolution of working-class housing as families adapted their homes to meet changing needs while preserving essential architectural character.

Character-defining elements include the building's substantial hip-roofed massing, the symmetrical facade composition, the small central dormer, and the solid proportions that reflect early 20th-century middle-class housing aspirations. The building's scale and architectural character position it as one of the more substantial residences in the neighborhood, representing the type of quality housing that established Flat Rock's residential appeal prior to the Ford industrial expansion.

History of the Resource

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

William Anable paid taxes on this home and property in 1920.¹ It likely that the house was built by William Anable, a retired farmer. In 1920, William & Anna Anable and family were living on E. Huron River Drive.² In 1930, Anna Anable and family were living at 812 Huron River Drive.³ In 1939, Anna Anable and her granddaughter, Ruth Mann, were living with Ruth's family at 25959 HRD.⁴ In 1940, Anna Anable and family were living at 25559 E. Huron River Drive.⁵ Anna Anable died on 21 July 1945; Anna had been born in Flat Rock in 1865, the daughter of Murray Chamberlain and Catherine Potter.⁶ In 1950, Rodney & Ruth Mann and children resided at 25959 E. Huron River Drive; and Rodney worked as Die setter for an auto parts manufacturer.⁷ In Rodney & Ruth Mann were living at 25959 E. Huron River Drive from 1959 through 1966.⁸

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," unpaginated, arranged alphabetically, citing for William Anable; Clerk's Office (vault), Brownstown Township.

² 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4B, dwelling 102, family 113, for William & Anna Anable and family; NARA microfilm publication T625, roll 800; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-497?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62> : accessed 27 July 2025), FHL# 004966178, Image 567 of 1100; United States. National Archives and Records Administration. Note: There is some controversy over whether they lived on Detroit Street or Huron River Drive. Based on the neighbors listed on the census and the tax records showing the house and lot numbers, the Anable family was living on Huron River Drive, not Detroit St.

³ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 111, family 129, for Anna Anable and family; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 448 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 14B, dwelling 283, for Anna Anable and family; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 32 of 1034; United States. National Archives and Records Administration.

⁶ "Michigan, Deaths and Burials, 1800-1995", database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:FHSY-TML> : accessed 30 November 2025), entry for Anna Anable, died 24 July 1945.

⁷ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 75, dwelling 190, for Rodney & Ruth Mann and children; 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 E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

This property derives its dual significance from its association with both the early period of Flat Rock's community development and its architectural merit as a representative example of substantial working-class housing from the late 1910s. Constructed in 1918, the building represents the established residential base that existed prior to Ford's industrial investment and provided the community foundation that made Flat Rock attractive for the Village Industries experiment.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the early period of Flat Rock's development when the community was transitioning from a rural settlement to a more established town capable of supporting industrial expansion. The building's 1918 construction date places it in the critical pre-Ford period when community leaders and residents were investing in substantial permanent housing that demonstrated confidence in Flat Rock's future potential.

Properties like this provided the existing residential infrastructure that helped attract Ford's attention to Flat Rock as a suitable location for his Village Industries program. The building represents the type of established, quality housing that indicated a stable community capable of supporting an expanded workforce and industrial development. The property's substantial character and permanent construction demonstrated the kind of community investment that Ford's planners sought when selecting locations for the Village Industries experiment.

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, roofline configuration, symmetrical facade arrangement, and proportional relationships despite material updates.

Setting: Good integrity within the mixed residential neighborhood that spans both the early and late periods of Flat Rock's development, maintaining appropriate scale relationships.

Materials: Compromised integrity due to aluminum siding installation over original wood siding and mixed windows, though the material organization and architectural hierarchy remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial early 20th-century working-class housing that established Flat Rock's residential appeal.

Association: Strong associative integrity with both the early development period that prepared Flat Rock for industrial expansion and the architectural traditions that influenced local building practices.

This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in establishing Flat Rock's pre-industrial residential base and its architectural merit as a representative example of substantial early 20th-century working-class housing.

The building's retention of essential massing, proportional relationships, and architectural character allows it to continue effectively representing the transitional period when Flat Rock evolved from rural community to established town capable of supporting major industrial development. The property contributes valuable evidence of the community's residential foundation that enabled the successful implementation of Ford's Village Industries concept.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0018_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25969 Huron River Drive (808 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0019_000 Lot 19 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0924984	Long: -83.2886439	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1922
Architectural Style	Vernacular (heavily altered)
Building Form	Two-story gabled house with additions
Roof Form	Gable with dormers and extensions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood
Foundation Materials	Concrete block and brick
Window Materials	Aluminum
Window Type	Double-hung sash, casement
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Addition <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25969 E. Huron River Drive			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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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 dwelling at 25969 E. Huron River Drive presents as a substantially altered two-story residence that originated in 1922 but has been significantly modified through multiple building campaigns that have compromised its historical architectural character and readability. The building now displays a complex assemblage of forms, materials, and additions that obscure its original design intent and period characteristics.

The structure exhibits complicated massing resulting from various additions and modifications over time. While the original two-story gabled form remains partially discernible, the building has been extended and modified to such a degree that its original proportional relationships and architectural hierarchy have been substantially compromised. The roofline shows evidence of multiple building campaigns with different roof slopes, materials, and configurations that create a fragmented architectural composition.

The most significant alterations include what appears to be substantial additions to both the front and rear of the original structure, creating a building footprint and massing arrangement that no longer clearly communicates the original 1920s construction period. These additions feature different window configurations, siding applications, and proportional relationships that interrupt the building's architectural coherence and historical readability.

The exterior walls are clad in white aluminum siding that has been installed over the original wood siding as part of a comprehensive exterior renovation. While aluminum siding installations are common and often reversible, the combination with extensive additions and other modifications creates a building that has lost much of its ability to convey its original architectural character and construction period.

The fenestration pattern has been significantly altered through the addition of new window openings, changes in window sizes, and the installation of different window types that do not maintain consistent proportional relationships or period-appropriate character. The current windows include a mixture of double-hung and casement units of varying sizes that reflect different building campaigns rather than a coherent original design concept.

The foundation shows evidence of modifications and additions with a combination of concrete block and brick construction that reflects different building periods and construction approaches.

History of the Resource

Provide information on previous owners, land use, 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 Van Houten owned lot 19 and the residence thereon, 808 Huron River Drive in 1925.¹ In 1930, Jennie Ingersoll was living at 808 Huron River Drive.² In 1939, James & Bertha Cox and family were living at 25969 HRD.³ In 1940, Harry & Leona Heiss and family were living at 25969 E. Huron River Drive, and employed as a repairman for auto factory.⁴ In 1950, Robert & Myrtle Abar and children resided at 25969 E. Huron River Drive; and Robert worked in electrical repair for the electric power plant.⁵ Robert & Myrtle Abar were living at 25969 E. Huron River Drive from 1960 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.

Assessment of Historical and Architectural Significance: While this property was constructed in 1922 during the initial Ford Village Industries period and therefore has potential historical associations with Flat Rock's industrial development, the extensive alterations, additions, and modifications have compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or architectural character from the period of significance.

Integrity Assessment:

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Charles Van Houten; original records held by Brownstown Township Historical Society.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 99, family 113, Jennie Ingersoll; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 447 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 14B, dwelling 282, for Harry & Leona Heiss and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 32 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 19, dwelling 189, for Robert & Myrtle Abar and children; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

⁶ Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Location: Excellent integrity retained on original site within the historic E. Huron River Drive corridor.

Design: Poor integrity due to substantial additions, massing changes, roofline modifications, and architectural alterations that have fundamentally changed the building's design concept and proportional relationships.

Setting: Good integrity within the residential neighborhood context, though the building's extensively altered character affects its compatibility with surrounding historic properties.

Materials: Poor integrity due to comprehensive material replacement including vinyl siding over original wood siding, extensive window replacements, foundation modifications, and roofing changes that have eliminated most original materials.

Workmanship: Poor integrity as original construction details and craftsmanship are largely obscured by subsequent alterations, additions, and modifications spanning multiple building campaigns.

Feeling: Poor integrity as the building no longer conveys the character of 1920s residential construction or effectively represents the Ford Village Industries period it was constructed during.

Association: Compromised integrity due to the building's inability to clearly communicate its association with the significant historical patterns of Flat Rock's development because of extensive alterations that have obscured its original character and period associations.

Recommendation: This property is **RECOMMENDED** as a **NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building originated during the significant initial period of Ford Village Industries development (1922), the extensive alterations including substantial additions, comprehensive material replacement, massing changes, roofline modifications, and other extensive modifications have compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The cumulative impact of these alterations prevents the building from effectively communicating its historical associations with the Ford Village Industries period or its original architectural character as a 1920s working-class residence. The modifications represent multiple building campaigns that have fundamentally altered the building's architectural expression, scale relationships, and historical readability.

This assessment aligns with National Register guidelines that emphasize a property's ability to convey its historical significance through retained integrity. While the building's 1922 construction date places it within the period of significance, the extent and character of modifications exceed the threshold for acceptable change within a historic district context, preventing the building from contributing to the district's ability to represent the significant historical patterns and architectural character of Flat Rock's 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_138_02_0019_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25981 Huron River Drive (804 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0020_000 Lot 20 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0925127	Long: -83.2889717	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1.5 story gabled house
Roof Form	Side gable catslide w/ large shed dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood
Foundation Materials	Concrete block
Window Materials	Aluminum Vinyl replacements
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1925-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25981 E. Huron River Drive			
Historic/Original Owner	Howard Brown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 25981 E. Huron River Drive presents as a well-preserved one-and-one-half story residence constructed in 1925 during the established period of Flat Rock's Ford Village Industries expansion. The building exemplifies the Craftsman Bungalow style that became increasingly popular during the mid-1920s, representing the influence of national architectural trends on local residential construction as the community matured and residents gained access to pattern books and standardized building designs.

The structure exhibits the characteristic Bungalow form with a primary side-gabled roof configuration that creates a horizontal emphasis and efficient use of interior space. The catslide roofline is covered in gray asphalt shingles and features a substantial shed dormer that spans much of the front facade, providing additional headroom and natural light to the upper level while maintaining the building's essential Bungalow proportions.

The building's massing demonstrates the practical efficiency valued during the 1920s Ford era, with a compact footprint that maximized interior space while maintaining appropriate scale relationships within the established residential neighborhood. The Bungalow form's emphasis on horizontal lines and modest scale made it particularly suitable for working-class families seeking homes that conveyed respectability and permanence without ostentation.

The exterior walls are currently clad in white aluminum siding that has been installed over the original wood clapboard siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The aluminum siding installation appears to have maintained the original trim lines, corner boards, and window proportions, preserving the building's essential character-defining.

The fenestration pattern reflects the balanced, symmetrical arrangement typical of Bungalow influences, with regularly spaced windows creating visual harmony across the facade. The front elevation features a well-proportioned arrangement of windows in both the main level and the dormer, maintaining the rhythm and scale relationships essential to Bungalow design. Windows appear to be aluminum or vinyl replacement units with double-hung sash configuration, though the original opening sizes and positioning have been carefully preserved.

The front entrance is centrally positioned and accessed via wooden steps with railings, maintaining the symmetrical composition characteristic of Colonial Revival design. The entrance appears to retain appropriate scale and proportional relationships, contributing to the building's overall architectural coherence and period 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.

Howard Brown owned lot 20 and the residence thereon, 804 Huron River Drive in 1925.¹ In 1930, Lowell & Fannie Harrington were living at 804 Huron River Drive, and Lowell was employed as a Manager for the Grist Mill.² In 1940, Arthur & Ethel Bobcean were living at 25981 E. Huron River Drive, and Arthur was a funeral director for a local funeral home.³ The residence was used as a mortuary and funeral home prior to moving down the street to the current location of the Bobcean Funeral Home. In 1950, William & Iris Ritchie and their daughter resided at 25981 E. Huron River Drive; and William worked as a clerk for Detroit Edison.⁴ In 1962-66, the Rev. E McGiffin resided at 25981 E. Huron River Drive and in 1966-68, Harold W. Ashe resided at 25981 E. Huron River Drive.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.

Historical Significance: This property derives its dual significance from its association with the mature phase of Flat Rock's Ford Village Industries period residential development and its architectural merit as a representative example of Cape Cod Colonial Revival vernacular housing from the mid-1920s. Constructed in 1925, the building represents the established

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 87, entry for Charles Van Houten; original records held by Brownstown Township Historical Society.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 221 (stamped), enumeration district (ED) 82-880, sheet 5A, dwelling 103, family 117, for Lowell & Fannie Harrington; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-VF?cat=1036363&i=446&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 447 of 1148; United States. National Archives and Records Administration.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14B, dwelling 281, family, for Arthur & Ethel Bobcean; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VWS4?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 32 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 19, dwelling 187, for William & Iris Ritchie and daughter; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-GQHW-598R-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 20 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Huron River Drive E. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

community growth that followed the initial industrial expansion, demonstrating the influence of national architectural trends on local building practices as Flat Rock evolved into a permanent industrial community.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the sustained residential development that characterized Flat Rock's maturation as an industrial community. The building's 1925 construction date places it within the established phase of the Ford Village Industries period, when the success of the initial industrial investment had been proven and the community was experiencing continued growth with increasingly sophisticated housing options.

Properties like this demonstrate the evolution of Flat Rock's residential character from the utilitarian housing of the early Ford period to more stylistically conscious buildings that reflected the community's growing prosperity and stability. The Cape Cod style choice indicates the influence of national architectural trends and the availability of pattern books and design resources that enabled working families to build homes that incorporated fashionable design elements while maintaining practical efficiency.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of Cape Cod Colonial Revival vernacular housing that demonstrates the influence of national architectural movements on local building practices during the 1920s. The building represents the democratization of stylish design during the Ford era prosperity, when improved wages and stable employment enabled working families to invest in homes that reflected contemporary architectural fashion.

The Cape Cod form's emphasis on symmetry, clean lines, and efficient space utilization made it particularly appropriate for working-class housing, while its Colonial Revival associations provided historical legitimacy and cultural respectability. The building demonstrates how national architectural trends were adapted to local building practices and economic constraints, creating homes that were both fashionable and practical for Ford Village Industries families.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential Cape Cod massing, roofline configuration, dormer treatment, symmetrical facade arrangement, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, dormer construction, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of 1920s Cape Cod Colonial Revival vernacular housing and the architectural sophistication achieved during the mature Ford Village Industries period.

Association: Strong associative integrity with the established development period that demonstrated Flat Rock's evolution from experimental industrial village to permanent community with increasingly sophisticated residential architecture.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in Flat Rock's mature industrial development and its architectural merit as a representative example of 1920s Cape Cod Colonial Revival vernacular housing.

The building's retention of essential Cape Cod massing, dormer treatment, and proportional relationships allows it to continue effectively representing the mature phase of Flat Rock's residential development when national architectural trends influenced local building practices. The property contributes valuable evidence of the community's evolution from utilitarian industrial housing to more architecturally sophisticated residences that reflected the prosperity and stability achieved through successful 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_138_02_0020_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25991 Huron River Drive (800 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0021_000 Lot 21 & 22 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.092610	Long: -83.289080	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival
Building Form	2 story Rectilinear
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash, picture windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1928-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	25991 E. Huron River Drive			
Historic Building Use	Police/Fire Station (1929); Auto Repair Shop (1941); Church/Parsonage (1950-1971)			
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 #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form 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. 1928 Colonial Revival building is a two-story structure situated at 25991 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of late 1920s institutional or commercial architecture adapted for residential use, including hip roof form, symmetrical massing, and front garage structure representing the building's complex history serving as police/fire station, auto repair shop, church with parsonage, and private residence across nearly a century.

The main dwelling displays a rectangular footprint with hip roof form creating low profile and simple roofline characteristic of Colonial Revival institutional and residential design. The hip roof presents eave lines on all four sides with moderate pitch. The roof is covered with asphalt shingles in gray tones. The hip roof configuration with uniform slopes creates symmetrical appearance typical of Colonial Revival design principles emphasizing classical proportions.

The exterior walls are clad in vinyl siding in cream or off-white 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 that may have included brick, concrete block, or wood appropriate to the building's institutional origins. The foundation is constructed of concrete, consistent with late 1920s institutional or commercial construction standards.

The front facade displays two-story massing with symmetrical window arrangement. Window openings consist of vinyl-frame double-hung replacement units maintaining regular spacing. The fenestration pattern suggests institutional or commercial origins with utilitarian window placement rather than purely residential organization. The windows maintain original opening locations despite replacement sash.

A prominent one-story garage or former commercial building stands in front of the main structure, positioned closer to the street. This front building exhibits gable roof form with vinyl siding matching the main dwelling. According to Sanborn Fire Insurance Map documentation, this structure served as the Brownstown Police and Fire Department headquarters at 800 Huron River Drive in 1929, and as an auto repair shop with concrete floor and pilasters by 1941. The building's institutional or commercial origins are evident in its substantial construction and street-front positioning typical of public safety or service facilities. The structure features a large garage door opening characteristic of both fire station and auto repair functions.

The property occupies a corner or prominent lot on E. Huron River Drive. Mature deciduous trees provide overhead canopy. Foundation plantings include shaped evergreen shrubs, a Japanese maple displaying burgundy foliage, and ornamental plantings. The lawn is maintained in good condition. A small storage shed is visible at the rear right of the property.

Character-defining features include two-story Colonial Revival form with hip roof, rectangular massing with symmetrical organization, concrete foundation consistent with institutional construction, vinyl siding over original institutional materials, front garage structure documenting historic use as 1929 Brownstown Police and Fire Department and 1941 auto repair shop, documented history as Riverside Church and parsonage (1950-1971), conversion from institutional/commercial to residential use, and location on E. Huron River Drive

History of the Resource

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

This structure has been many things over the years. In 1929, the Brownstown Police and Fire Department were located at 800 Huron River Drive. In 1941, the building at 25991 Huron River Drive was an auto repair shop with a concrete floor and pilasters. It has been "Riverside Church" per local residents. In 1950, Joseph & Eleanor McGulpin and children resided at 25991 E. Huron River Drive; and Joseph worked as Minister. Nannie M. Friese was living at 25991 E. Huron River Drive in 1960-66. Rev. Ebon Z. Drain was living at 25991 E. Huron River Drive in 1971.

Statement of Significance/Recommendation of Eligibility

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

This c. 1928 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Social History and Criterion B for Association with Religious Leaders Joseph McGulpin and Ebon Z. Drain**. The property represents exceptional adaptive reuse demonstrating the building's evolution from municipal police/fire station (1929) to commercial auto repair facility (1941) to religious institution serving as Riverside Church and parsonage (1950-1971) to private residence, documenting nearly a century of changing community needs and building adaptation.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and use changes. Location integrity is complete with buildings remaining on original site since circa 1928 construction. Design integrity is good with two-story main building form, hip roof, and front garage structure intact, though conversion to residential use represents significant functional change. Materials integrity is fair with vinyl siding and replacement windows covering original institutional materials, though concrete foundation and building forms remain. Workmanship integrity is

good with substantial construction demonstrating late 1920s institutional building methods. Setting integrity is excellent on prominent E. Huron River Drive location. Feeling integrity is good with property conveying institutional origins through form and front garage placement despite residential conversion. Association integrity is exceptional through documented history as 1929 police/fire station, 1941 auto repair shop, 1950-1971 church and parsonage, establishing strong connections to community development, public safety, commerce, and religious history.

Criterion A - Community Planning and Development and Social History: The building's documented history represents extraordinary adaptive reuse demonstrating changing community needs across five decades. The 1929 Sanborn Fire Insurance Map documentation establishes the structure as Brownstown Police and Fire Department headquarters at 800 Huron River Drive, representing municipal government services and public safety infrastructure during late 1920s community development. This police and fire station function demonstrates organized public safety services in the growing community. The 1941 Sanborn map documents conversion to auto repair shop with concrete floor and pilasters, representing transition to commercial service functions supporting automobile-dependent society during wartime period. The building's adaptation as Riverside Church (per local tradition) and parsonage documents religious institutional development serving community spiritual needs. City directory documentation confirms Joseph and Eleanor McGulpin with children resided at 25991 E. Huron River Drive in 1950 with Joseph working as Minister, establishing the property's role as church parsonage. Nannie M. Friese's residence at the address from 1960-66 and Rev. Ebon Z. Drain's residence in 1971 confirm continued religious institutional use through two decades. The succession of religious leaders residing at the property from 1950-1971 demonstrates sustained church function across twenty-one years. The subsequent conversion to private residence represents adaptive reuse preserving historic structure while meeting changing community housing needs. This remarkable evolution from municipal facility to commercial shop to religious institution to residence documents flexible building adaptation responding to community needs across economic, social, and demographic changes.

Criterion B - Association with Religious Leaders Joseph McGulpin and Ebon Z. Drain: The documented residence of Minister Joseph McGulpin from 1950 and Rev. Ebon Z. Drain in 1971 establishes the property's association with religious leaders serving Flat Rock's spiritual community. Joseph McGulpin's documented role as Minister with family residence at this address from 1950 indicates his leadership of Riverside Church congregation. His family's residence at the church parsonage demonstrates the close relationship between religious institutions and their leaders during mid-20th century. Rev. Ebon Z. Drain's documented 1971 residence continues the property's association with religious leadership during the early 1970s. These religious leaders' sustained presence across two decades documents the property's role in Flat Rock's religious community development and the personal commitment of clergy serving the congregation.

Period of Significance: The 1928-1975 period encompasses the property's construction as municipal facility through its evolution as police/fire station, auto repair shop, church/parsonage with documented religious leadership to the district's terminal date, documenting exceptional adaptive reuse across multiple functions.

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

Reasons Supporting Contributing Status: The c. 1928 construction represents late 1920s institutional development. The 1929 Sanborn Fire Insurance Map documents use as Brownstown Police and Fire Department at 800 Huron River Drive, establishing municipal public safety significance. The 1941 Sanborn map documents conversion to auto repair shop with concrete floor and pilasters, demonstrating commercial adaptation. Local tradition documents use as Riverside Church, establishing religious institutional significance. City directory documentation confirms Minister Joseph McGulpin residence with family from 1950, Nannie M. Friese residence 1960-66, and Rev. Ebon Z. Drain residence in 1971, documenting sustained religious institutional use and parsonage function across twenty-one years. The front garage structure preserves physical evidence of 1929 police/fire station and 1941 auto repair functions. The exceptional adaptive reuse evolution from municipal facility to commercial shop to religious institution to residence demonstrates remarkable building flexibility. Good integrity retained in location, design, setting, feeling, and association despite material alterations. The two-story form, hip roof, front garage structure, and documented multi-use history remain evident. The property contributes to understanding late 1920s institutional development, municipal police and fire services, Depression-era and wartime commercial adaptation, religious institutional development, church parsonage traditions, adaptive reuse patterns, and community evolution responding to changing needs in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_138_02_0021_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26003 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_01_0297_002 Lot 22 Flat Rock Land Co. Plat (Oct 1920)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.092840	Long: -83.289190	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1943
Architectural Style	Minimal Traditional/Vernacular (altered)
Building Form	One-story Rectilinear
Roof Form	Front Gable Catslide
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original; vertical siding on addition
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash & Sliding
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1943-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic/Original Owner	Steven & Berniece Orange			
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 #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 26003 E. Huron River Drive presents as a single-story residence constructed in 1943 during the World War II period, representing the continued residential development that occurred in Flat Rock even during wartime restrictions on civilian construction. The building exhibits characteristics of Minimal Traditional design that became common during the 1940s when material shortages and wartime priorities influenced residential construction practices toward simplified forms and efficient resource utilization.

The structure displays a gabled form that has been significantly modified through additions and alterations that have affected its original architectural character. The primary section appears to retain the essential single-story massing typical of 1940s modest residential construction, though subsequent modifications have complicated the building's overall composition and historical readability.

The most significant alteration is a substantial addition that extends from the main structure, clad in vertical siding that contrasts with the horizontal vinyl siding of the original building. This addition represents a later building campaign that has altered the building's original massing relationships and architectural coherence. The different siding materials and orientations create a visual distinction between building phases while affecting the structure's ability to convey its original 1940s construction period and design intent.

The exterior walls of the original portion are clad in gray vinyl siding that has been installed over the original wood siding. This material update, combined with the contrasting addition, has significantly altered the building's original material expression and architectural character. The fenestration pattern includes a combination of replacement windows that do not maintain consistent proportional relationships or period-appropriate character throughout the structure.

The building's foundation consists of concrete block construction typical of 1940s residential building practices, though modifications associated with the addition may have altered the original foundation configuration. The roofline shows evidence of the complex building history with different roof forms and materials reflecting various construction phases.

Character-defining elements of the original 1940s construction remain partially visible in the essential single-story scale and basic gabled form, though these have been significantly compromised by the addition and material alterations. The building's current configuration reflects multiple building campaigns that have cumulatively affected its ability to clearly represent its 1943 construction period and wartime residential 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.

Steven Orange resided at 26003 Huron River Drive in 1947.¹ In 1950, Steven & Berniece Orange and children resided at 26003 E. Huron River Drive; and Steven worked in construction excavation.² Steven Orange died on 6 May 1985.³ Berniece Orange was living at 26003 E. Huron River Drive through July 1998.⁴

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.

Historical Significance: This property derives its significance from its association with the continued residential development that occurred in Flat Rock during World War II, representing the community's ongoing growth even during wartime restrictions. Constructed in 1943, the building demonstrates the persistence of residential construction in established industrial communities like Flat Rock, where defense-related industrial activity and the presence of established infrastructure enabled continued housing development despite national construction limitations.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the wartime period of Flat Rock's development when the community's established industrial base continued to attract residential construction despite national restrictions on civilian building. The building's 1943 construction date places it within the broader period of significance while representing a specific phase when material shortages and wartime priorities influenced local building practices.

Properties constructed during this period demonstrate Flat Rock's continued viability as an industrial community during wartime, when the presence of established infrastructure, ongoing industrial employment, and community stability enabled residential development to continue even under challenging national circumstances. The building represents the type of

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 18, dwelling 185, for Steven & Berniece Orange and children; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

³ "Michigan, Death Index, 1971-1996", FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:VZT1-KC3> : Mon Feb 24 18:36:04 UTC 2025), entry for Steven J Orange, 6 May 1985.

⁴ Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

modest housing that provided necessary residential options for workers supporting both civilian and defense-related industrial activities.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Compromised integrity due to substantial addition and modifications that have altered the original massing relationships and architectural composition.

Setting: Good integrity within the established residential neighborhood context, though the building's altered character affects its compatibility with surrounding historic properties.

Materials: Poor integrity due to comprehensive vinyl siding installation over original materials and the contrasting addition with different siding orientation and character.

Workmanship: Good integrity retained in portions of the original construction, though subsequent modifications have obscured much of the original building craftsmanship.

Feeling: Compromised integrity as the building's current configuration does not clearly convey the character of 1940s wartime residential construction.

Association: Good associative integrity with the wartime development period, though the building's altered character affects its ability to clearly communicate this historical association.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District with qualification. While the building has experienced significant alterations including a substantial addition and comprehensive material replacement, it retains sufficient associative integrity and essential location within the historic corridor to contribute to understanding the complete timeline of Flat Rock's residential development during the wartime period.

The building's 1943 construction date places it within the period of significance and represents an important phase of community development when residential construction continued despite national restrictions. While the alterations have compromised architectural integrity, the property's contribution to the district's historical narrative of sustained community development throughout the Ford Village Industries era justifies contributing status.

This assessment acknowledges that the building represents a boundary case where historical associations and period of construction support contributing status despite compromised architectural integrity. The property contributes to understanding the complete pattern of residential development that characterized Flat Rock's evolution from experimental industrial village to established community capable of sustaining growth even during challenging national circumstances.

References

List references used to research and evaluate the individual property.

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	26015 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58 138 02 0022 002				
Latitude/Longitude (to the 6 th decimal point)	Lat:42.09293		Long: -83.28929		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2024	
Architectural Style	Contemporary	
Building Form	Single-story ranch with attached garage	
Roof Form	Gable	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding, board and batten	
Foundation Materials	Concrete	
Window Materials	Vinyl frame	
Window Type	Various contemporary styles	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26015 E. Huron River Drive			
Historic/Original Owner	none			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Tarr Family			
Builder/Contractor	Rose Construction			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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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 dwelling at 26015 E. Huron River Drive presents as a newly constructed single-story residence completed in 2024, representing contemporary residential development within the established neighborhood of Flat Rock. The building exhibits modern design characteristics and construction techniques that clearly distinguish it from the historic residential architecture that defines the surrounding Flat Rock Historical District.

The structure displays a contemporary interpretation of ranch-style architecture with a prominent attached garage that dominates the front facade composition. The building features a gabled roofline covered in dark asphalt shingles, creating clean geometric lines that reflect current residential design preferences. The overall massing emphasizes horizontal proportions and functional efficiency characteristic of contemporary suburban residential construction.

The exterior walls combine white vinyl siding with dark-colored board and batten vertical siding accents, creating a contemporary material palette that contrasts with the historical building materials found throughout the district. This combination of siding types reflects current architectural trends toward varied textures and visual interest through material contrast, representing design approaches that differ significantly from the more uniform material applications found in historical residential construction.

The fenestration pattern includes large contemporary windows of various configurations that prioritize natural light and energy efficiency over historical precedent. Window sizes and proportions reflect modern preferences for increased glazing and do not relate to the window patterns and proportional relationships characteristic of the Ford Village Industries period architecture that defines the district's historical character.

The attached garage with overhead door creates a prominent front-facing automotive element that represents contemporary residential planning priorities but contrasts sharply with the historical development patterns of the district when most residences either lacked garages entirely or featured small detached structures that did not dominate the street facade.

Character-defining elements include the building's contemporary ranch form, modern material combinations, large-scale windows, and prominent garage placement, all of which clearly identify the structure as a product of 21st-century construction practices and design preferences rather than the historical periods that define the district's 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 house has been unoccupied since it was built and it currently for sale.

Statement of Significance/Recommendation of Eligibility

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

Assessment of Historical and Architectural Significance: This property was constructed in 2024, placing it entirely outside the period of significance for the Flat Rock Historical District, which extends from 1920 to 1975. The building represents contemporary residential development that, while contributing to the ongoing evolution of the neighborhood, has no historical association with the significant patterns of community development that define the district's importance.

Period of Significance Analysis: The Flat Rock Historical District's significance relates specifically to the Ford Village Industries movement (beginning in 1920) and the associated residential development that transformed Flat Rock from a rural community into an industrial town. The district's period of significance extends through 1975 with the completion of the Michigan Casting Center, encompassing the complete transformation of the community during the industrial era.

Buildings constructed after 1975, and particularly those built in the 21st century, represent entirely different development patterns, architectural styles, construction techniques, and community contexts than those that define the district's historical significance. While such buildings contribute to the neighborhood's continued evolution, they do not contribute to understanding or interpreting the significant historical patterns that justify the district's National Register eligibility.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building's 2024 construction date places it entirely outside the district's period of significance (1920-1975), and it represents contemporary development patterns that do not contribute to understanding the significant historical themes that justify the district's National Register eligibility.

The non-contributing designation reflects the building's temporal relationship to the district's period of significance rather than any assessment of its architectural merit or construction quality. Contemporary buildings within historic districts typically receive non-contributing status to maintain the district's interpretive focus on the specific historical periods and development patterns that define their significance.

This assessment aligns with National Register guidelines that emphasize the importance of maintaining clear temporal boundaries for historic districts to enable effective interpretation of specific historical themes and development patterns.

Buildings constructed outside the period of significance, regardless of their individual merit, generally receive non-contributing status to preserve the district's historical clarity and interpretive value.

References

List references used to research and evaluate the individual property.

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	26021 Huron River Drive (716 Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0296_000 Lot 22 Flat Rock Land Co. Plat (Oct 1920)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0929583	Long: -83.2896459			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Prarie Influenced Bungalow (likely catalog home)
Building Form	1.5 Story Rectilinear
Roof Form	Hip roof w/ dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete/concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Shed in rear

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	26021 E. Huron River Drive			
Historic/Original Owner	Arthur Forest Tull			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form 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. 1920 Prairie-influenced bungalow is a 1.5-story frame dwelling situated at 26021 E. Huron River Drive in Flat Rock. The building exhibits characteristic features of early 1920s residential design blending Craftsman Bungalow and Prairie School influences, including hip roof form with wide overhanging eaves, prominent hip dormer, and horizontal emphasis typical of Prairie-influenced residential architecture at the peak of bungalow popularity.

The house displays a rectangular footprint with hip roof form creating low profile and horizontal emphasis characteristic of both Craftsman and Prairie design principles. The hip roof presents eave lines on all four sides with shallow to moderate pitch and wide overhanging eaves suggesting Prairie influence through horizontal lines and sheltering roof planes. A prominent hip dormer projects from the front roof slope, rising to substantial height and featuring its own hip roof aligned with the main roof form. The dormer provides upper-story space and light while maintaining the hip roof aesthetic throughout. The roof is covered with asphalt shingles in brown or gray tones. Two brick chimneys rise from the structure, one positioned centrally near the ridge and another visible on the left side, both constructed of reddish-brown brick.

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 with darker coloration.

The front facade displays Prairie-influenced horizontal organization. A covered front porch extends across the left portion of the facade, featuring square columns or posts supporting the porch roof that appears to be integrated with the main roof structure. The porch creates sheltered outdoor living space characteristic of Craftsman Bungalow design. White-painted railings provide porch enclosure. Concrete steps with metal railings provide access from grade to the elevated porch level.

The hip dormer dominates the upper portion of the facade, featuring multiple window openings providing substantial natural light to second-floor rooms. Window openings throughout the dwelling consist of vinyl-frame double-hung units maintaining original opening locations despite replacement sash. The window arrangement suggests balanced though asymmetrical composition with the porch offset to one side.

History of the Resource

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

Arthur Forest Tull owned partial lot 22 in the Flat Rock Land Co. Subdivision in Flat Rock, Michigan, and the house thereon, 716 Huron River Drive.¹ In 1930, Roland & Ellen Tull, Arthur's aged parents and retired farmers, were living at 716 Huron River Drive.² Ellen died on 6 November 1934.³ Roland died on 8 Feb 1936.⁴ In 1939, Wendell & Myrna Martin and family were living at 26021 EHRD.⁵ In 1940, Leon & Betty Hammar and son were living at 26021 E. Huron River Drive, and Leon was employed as a Crane hooker for the steel mill.⁶ In 1950, Lucille Keenan and son resided at 26021 E. Huron River Drive; and Lucille worked as a First Aid worker for an Auto Parts Manufacturer.⁷ In 1950, Francis & Jane Green and sons resided at 26021 E. Huron River Drive; and Francis worked as a Salesman for an Electrical Appliance Shop.⁸ The Alfred Bluhm Family was living at 26021 E. Huron River Drive from 1966 through 1971.⁹

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 77, entry for A.F.Tull; 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 5B, dwelling 105, for Roland & Ellen Tull; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731>; accessed 27 July 2025), FHL# 004951268, Image 448 of 1148; United States. National Archives and Records Administration.

³ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7T-DWX> : accessed 4 Nov 2025), entry for Ellen Tull, 6 Nov 1934.

⁴ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7T-65M> : accessed 4 Nov 2025), entry for Roland Tull, 8 Feb 1936.

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 14A, dwelling 277, for Leon & Betty Hammar and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 31 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 18, dwelling 181, for Lucille Keenan and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 19 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 18, dwelling 182, for Francis & Jane Green and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

⁹ Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for E. Huron River Drive in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

This c. 1920 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development** and **Criterion C for Architecture**. The property represents early 1920s residential development at the peak of bungalow popularity and demonstrates Prairie-influenced bungalow design blending Craftsman and Prairie School architectural principles through hip roof form, wide eaves, and horizontal emphasis.

Integrity Assessment: The property retains excellent integrity in all seven aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original corner lot since 1920 construction. Design integrity is excellent with 1.5-story Prairie-influenced bungalow form, hip roof with hip dormer, covered porch, and horizontal emphasis all intact. Materials integrity is good with two brick chimneys and concrete block foundation preserved, though vinyl siding and replacement windows cover original materials. Workmanship integrity is excellent with hip roof construction, hip dormer maintaining roof form, and overall Prairie-influenced design demonstrating quality early 1920s craftsmanship. Setting integrity is excellent on corner lot along E. Huron River Drive. Feeling integrity is excellent with property completely conveying early 1920s Prairie-influenced bungalow residential character through distinctive hip roof and dormer. Association integrity is excellent through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1920 construction date places this property at the beginning of the prosperous 1920s decade when residential development flourished following World War I. Construction in 1920 represents early post-war building activity during the peak of bungalow popularity when returning servicemen and industrial workers created housing demand. The property's corner lot location on E. Huron River Drive documents residential development patterns along the community's primary transportation corridor. The substantial bungalow design demonstrates residential investment typical of early 1920s prosperity conditions. The continuous single-family residential use since 1920 demonstrates successful residential development that established stable neighborhoods serving community housing needs across more than a century.

Criterion C - Architecture: The property represents an excellent example of early 1920s Prairie-influenced bungalow architecture that blends Craftsman Bungalow and Prairie School design principles. The hip roof form with shallow pitch and wide overhanging eaves demonstrates Prairie School influence emphasizing horizontal lines and sheltering roof planes. The prominent hip dormer maintaining the hip roof aesthetic throughout creates architectural consistency rarely achieved in dormered bungalows, which typically feature gable dormers. This hip-on-hip configuration represents sophisticated design understanding and commitment to Prairie-influenced horizontal emphasis. The covered front porch with square columns provides Craftsman Bungalow outdoor living emphasis while maintaining Prairie horizontal character. The two brick chimneys demonstrate quality construction. The overall horizontal emphasis through low profile, hip roof, and wide eaves distinguishes this property as superior example of Prairie-influenced bungalow design exceeding typical Craftsman Bungalows of the period.

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

Reasons Supporting Contributing Status: The c. 1920 construction represents early post-World War I residential development at peak of bungalow popularity. The 1.5-story Prairie-influenced bungalow form demonstrates sophisticated blending of Craftsman and Prairie School design principles. The hip roof with wide overhanging eaves exhibits Prairie School horizontal emphasis. The prominent hip dormer maintaining hip roof form throughout represents exceptional architectural consistency and Prairie-influenced design commitment. The covered front porch provides Craftsman outdoor living emphasis. The two brick chimneys demonstrate quality construction. Excellent integrity retained in all seven aspects despite vinyl siding and window replacements. The distinctive hip roof, hip dormer, horizontal emphasis, porch, and overall Prairie-influenced character remain intact, allowing the property to authentically convey its 1920 origins. Corner lot location on E. Huron River Drive documents residential corridor development. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding early 1920s residential development patterns, Prairie-influenced bungalow architecture blending multiple design traditions, sophisticated hip-on-hip dormer design, horizontal emphasis in residential architecture, and residential expansion along Huron River Drive corridor 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), 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	26033 Huron River Drive (706 Huron River Drive)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_01_0295_000 Lot 295 Assessor's Flat Rock Plat No. 6 (May 1940) [or lot 10 blk 18]		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0931215	Long: -83.28964	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1850
Architectural Style	Gothic Revival/Italianate Vernacular
Building Form	Two-story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Original wood clapboard siding
Foundation Materials	Stone
Window Materials	Original wood frame
Window Type	Double-hung sash with decorative trim
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input checked="" type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Community Planning and Development, Architecture, Industry			
Period(s) of Significance	1850s-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic/Original Owner	Vreeland Family			
Historic Building Use	Multi-family residence with mill office			
Historic Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Likely Vreeland Family			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 26033 E. Huron River Drive stands as one of Flat Rock's most architecturally and historically significant residential structures, representing the sophisticated building traditions established by the Vreeland family during the mid-19th century development of the community. Constructed circa 1850s, this exceptional two-story residence exhibits Gothic Revival and Italianate vernacular influences that demonstrate the architectural aspirations and prosperity achieved by Michael Vreeland's descendants during the height of the family's industrial and agricultural enterprises along the Huron River.

The structure displays remarkable architectural sophistication for a mid-19th century rural Michigan dwelling, featuring a complex but harmonious composition of intersecting gabled masses that create visual interest while maintaining residential scale and dignity. The primary roofline exhibits multiple gables of varying sizes that reflect both functional requirements and aesthetic considerations, covered in modern asphalt shingles that have replaced the original wood shingles while preserving the essential roofline geometry and proportional relationships.

The building's most distinguished feature is the extraordinary decorative front porch that showcases elaborate Gothic Revival and Italianate detailing rarely preserved in such complete condition. The porch features multiple arched openings with decorative spandrels, ornate brackets, and intricate woodwork that demonstrates the high level of craftsmanship employed in the building's construction. This porch represents one of the finest examples of mid-19th century decorative carpentry work surviving in the Flat Rock area and speaks to both the family's prosperity and their commitment to architectural quality.

The exterior walls retain their original wood clapboard siding, representing an exceptionally rare survival of mid-19th century building fabric in the district. The siding displays the narrow clapboard profiles characteristic of the 1850s period and retains original trim work, corner boards, and window surrounds that provide crucial evidence of period construction techniques and aesthetic preferences. The retention of original siding makes this building a significant architectural resource for understanding mid-19th century building practices in southeastern Michigan.

The fenestration pattern preserves original window openings with what appear to be original or early replacement wood-frame double-hung sash windows featuring period-appropriate proportions and trim details. The windows exhibit the tall, narrow proportions characteristic of mid-19th century domestic architecture and retain decorative trim work that enhances their architectural character. The preservation of original window openings and trim provides important evidence of the building's original design intent and construction period.

Character-defining elements include the building's complex gabled massing, the extraordinary decorative front porch with Gothic Revival and Italianate detailing, the original wood clapboard siding, the original window openings and trim, and the overall architectural sophistication that distinguishes this building as one of Flat Rock's most significant residential structures. The building's exceptional preservation enables it to communicate both its mid-19th century construction period and its association with the founding Vreeland family with remarkable clarity.

Historical documentation suggests that the rear of the building may have included a mill office attachment that served the family's industrial operations, representing the integration of residential and commercial functions that characterized the Vreeland family's central role in the community's early economic 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.

Michael J. Vreeland was the child of James & Emma Stoddard Vreeland and the grandson of the Patriot, Michael Vreeland.¹ Vreeland served as a 1st Lieutenant in the Michigan Infantry 4th Reg., Co. I, and was honorably discharged on 12 July 1866.² Mary Helen Stoflet, daughter of Ludowick Stoflet, married Michael J. Vreeland about 1866; Vreeland died in January 1876.³

While it is unlikely that Michael J. Vreeland actually built this residence on lot 10, it is possible that his father, James Vreeland, built the house in the mid-1850s just after the Gibraltar and Flat Rock Canal Company went bust. Unfortunately, we do not have tax records from this period or a probate file to support this hypothesis; however the overall styling of the structure and its close proximity to the Huron River and early canal site strongly supports this theory. It is also likely, based on multiple owners listed for lot 10, that the rear portion of this residence may have housed canal or bending mill operations.⁴

On 22 June 1868, Michael J. Vreeland deeded 2/5 of lot 10 of block 18 in the Village of Flat Rock to Ludowick Stoflet, and in the 1869 tax roll, there is a note stating this was "2/5 of **bending mill FR.**"⁵

In 1900, Ludwick Stoflet, the father of Mary Helen Vreeland Hall, owned lot 10 of block 18 in the Village of Flat Rock, and the residence thereon 706 Huron River Drive.⁶ Ludowick Stoflet died on 14 March 1905.⁷ In 1908, the estate of Ludwick Stoflet is still the owner of the house on lot 10 of block 18 in the Village of Flat Rock, with a notation that ownership is transferred to August Bunte.⁸

In 1914, John Rice is the owner of lot 10, block 18 in the Village of Flat Rock, and the house thereon.⁹ John Rice died on 22 Oct 1914.¹⁰ The estate of John Rice continued to own lot 10, of block 18 in the Village of Flat Rock through 1921.¹¹ In 1925, Ed Rancourt owned lot 10 of block 18 and the residence thereon.¹²

In 1930, Melbourne & Lucille Keenan were living at 706 Huron River Drive, and Melbourne was the proprietor of the local Hardware Store.¹³ Melbourne Keenan is the owner of lot 10, block 18 or 26033 Huron Street in 1931.¹⁴ In 1939, Ervin and Audrey Jones were living at 26033 HRD.¹⁵ In 1939, Melbourne and Lucille Keenan and family were living at 26033 HRD.¹⁶

In 1940, Melbourne & Lucille Keenan and family were living at 26033 E. Huron River Drive, and Melbourne was the proprietor for the local hardware.¹⁷ In 1950, Lucille Keenan (divorced from Melbourne) and Frank (her son) resided at 26033 E. Huron River Drive; and Lucille worked as First Aid attendant for an Auto Parts Manufacturer.¹⁸ In 1950, George & Essie Norrix resided at 26033 E. Huron River Drive; and George worked as an Assembler for the auto plant.¹⁹ Lucille Keenan resided at 26033 E. Huron River Drive until 1970.²⁰ James Hounshell lived at 26033 E. Huron River Drive in 1971.²¹

¹ "Michigan, Deaths, 1867-1897", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:N3NQ-B4N> : accessed 16 Nov 2025), entry for Michael J. Vreeland, died 18 Jan 1876.

² US, Civil War Pensions Index, 1861–1900, Civil War Pensions, NARA Publication T289, Record Group 15: Records of the Department of Veteran Affairs; citing Pension File for Michael J. Vreeland, certificate no. 72346 (invalid); **imaged**, Fold3 (<https://www.fold3.com/image/2347485/vreeland-michael-j-us-civil-war-pensions-index-1861-1900> : accessed 12 Nov 2025) National Archives, Washington, D.C.

³ "Find a Grave Index", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVVD-LDCY> : accessed 16 Nov 2025), entry for Michael James Vreeland.

⁴ Lesley Gilliland Harkai, Historic Survey Remarks, 16 November 2025.

⁵ Wayne County, Michigan, Land Records, Vol. 133, 1868-1872, pg. 434, Michael J. Vreeland to Ludowick Stoflet on 22 June 1868; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q9M-C37F-KV23?cat=koha%3A244568&i=227&lang=en> : accessed 16 November 2025), FHL# 008580476, image 228 of 652; citing County Registrar of Deeds, Detroit; **ALSO**: Brownstown Township, Wayne County, Michigan, "Tax Rolls 1869," arranged alphabetically; entry for Ludowick Stoflet; original records held by Brownstown Township Historical Society.

⁶ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1900," arranged alphabetically; pg. 68, entry for Ludwick Stoflet; original records held by Brownstown Township Historical Society. *Note: Tax rolls actually show Stoflet having owned this house and lot much earlier than the 1880's, but we are missing some of the annual rolls, so this 1900 is just a milestone date.*

⁷ "Michigan, Deaths and Burials, 1800-1995", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FHTW-RZY> : accessed 16 Nov 2025), Ludwick Stoflet, 1905.

⁸ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1908," arranged alphabetically; entry for Ludwick Stoflet; original records held by Brownstown Township Historical Society.

⁹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1914," arranged alphabetically; pg. 63, entry for John Rice; original records held by Brownstown Township Historical Society.

¹⁰ "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FH4L-3WY> : accessed 16 Nov 2025), John L. Rice, 22 Oct 1914.

¹¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 67, entry for John Rice (estate); original records held by Brownstown Township Historical Society.

¹² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 61, entry for Ed Rancourt; original records held by Brownstown Township Historical Society.

¹³ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 5B, dwelling 104, family 121, for Melbourne & Lucille Keenan ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KR?cat=1036363&i=447&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268. Image 448 of 1148; United States. National Archives and Records Administration.

¹⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 99, entry for Melbourne Keenan; original records held by Brownstown Township Historical Society.

¹⁵ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹⁶ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹⁷ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14A, dwelling 275, for Melbourne & Lucille Keenan and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VWZ?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 31 of 1034; United States. National Archives and Records Administration.

¹⁸ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 181, for Lucille Keenan and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

¹⁹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 180, for George & Essie Norrix ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

²⁰ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1970); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

²¹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-1971); 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.

Historical Significance: This property possesses exceptional historical significance as one of the most important surviving structures associated with the founding Vreeland family and the early period of Flat Rock's development. Constructed circa 1850s for one of Michael Vreeland's sons, the building represents the prosperity and permanence achieved by the Vreeland family through their successful integration of agricultural, industrial, and commercial enterprises centered on the Huron River's water power potential.

Criterion A Evaluation: The property possesses exceptional significance under Criterion A for its direct association with the founding family that established Flat Rock's economic foundation and created the community infrastructure that would later attract Henry Ford's industrial investment. The Vreeland family's mills, agricultural operations, and commercial enterprises provided the economic base and community stability that made Flat Rock an attractive location for Ford's Village Industries experiment.

The building represents the type of substantial residential investment that demonstrated the family's commitment to permanent community development and their confidence in Flat Rock's economic future. The potential mill office attachment reflects the integration of residential and commercial functions that characterized early industrial development patterns in Michigan mill towns, providing important evidence of how founding families managed their diverse business enterprises.

Criterion B Evaluation: The property possesses significance under Criterion B for its association with the Vreeland family, whose members were individually significant in establishing Flat Rock's economic foundation and community character. Michael Vreeland filed the original village plat in 1834, and his sons continued the family's leadership in community development through their industrial and agricultural enterprises that provided employment and economic stability for the growing settlement.

Criterion C Evaluation: The property possesses exceptional significance under Criterion C as one of the finest and most intact examples of mid-19th century residential architecture surviving in the Flat Rock area. The building's Gothic Revival and Italianate decorative elements, particularly the extraordinary front porch, represent sophisticated architectural design and craftsmanship that demonstrates the influence of national architectural trends on local building practices during the 1850s prosperity period.

The retention of original wood siding, window openings, trim details, and decorative elements makes this building an invaluable architectural resource for understanding mid-19th century building traditions in southeastern Michigan. The building's architectural sophistication reflects both the Vreeland family's prosperity and their cultural aspirations, demonstrating how successful mill town families incorporated fashionable architectural elements into their residential construction.

Integrity Assessment:

Location: Excellent integrity retained on original site along the historic Huron River corridor that was central to the Vreeland family's industrial and agricultural operations.

Design: Excellent integrity through preservation of essential massing, roofline configuration, decorative porch, and architectural relationships that define the building's mid-19th century character.

Setting: Excellent integrity within the historic corridor that retains the relationship between the dwelling and the river-based industrial and agricultural activities that defined the Vreeland family's enterprises.

Materials: Exceptional integrity through retention of original wood siding, trim work, decorative elements, and window openings that provide rare survival of mid-19th century building fabric.

Workmanship: Exceptional integrity evident in the preserved decorative carpentry work, particularly the front porch detailing, that demonstrates the high level of craftsmanship employed in the building's construction.

Feeling: Excellent integrity in conveying the character of mid-19th century rural prosperity and the architectural sophistication achieved by successful mill town families.

Association: Exceptional associative integrity with the founding Vreeland family and the early economic development that established Flat Rock's foundation for subsequent industrial growth.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District and **POTENTIALLY ELIGIBLE for INDIVIDUAL NATIONAL REGISTER LISTING**. The building possesses exceptional historical and architectural significance that extends beyond its contribution to the district, representing one of the most important surviving structures associated with Flat Rock's founding period and demonstrating remarkable architectural integrity rarely preserved in mid-19th century residential construction.

The property meets National Register standards under multiple criteria and retains exceptional integrity across all seven aspects. The building's association with the founding Vreeland family, its architectural merit as a sophisticated example of mid-19th century design, and its extraordinary preservation make it one of the most significant historical resources in the Flat Rock area. The property would benefit from further historical research to document its specific associations with Vreeland family members and its role in the family's industrial enterprises.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_138_01_0295_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26037 Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0294_001 Lot 294 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093206	Long: -83.2897341			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1957
Architectural Style	Mid-Century Modern/Commercial Vernacular
Building Form	Single-story flat-roofed commercial building
Roof Form	Flat roof
Roof Materials	Built-up roofing
Exterior Wall Materials	Dark metal siding/panels over original construction
Foundation Materials	Concrete
Window Materials	Aluminum frame
Window Type	Large fixed commercial windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Communications, Community Planning and Development			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Monroe Newspaper Office			
Current/Common Name	Commercial building			
Historic/Original Owner	Monroe Newspaper/Remer			
Historic Building Use	Newspaper office/printing facility			
Current Building Use	Commercial/office			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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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 building at 26037 E. Huron River Drive presents as a single-story commercial structure constructed in 1957 that originally served as the Monroe Newspaper office and printing facility. The building represents the mid-century expansion of commercial and professional services in Flat Rock during the post-war period when the community's established industrial base supported the development of ancillary businesses and services that served both the local population and the broader regional market.

The structure exhibits the functional, modernist design approach characteristic of 1950s commercial construction, with a flat-roofed form that emphasizes horizontal lines and efficient use of interior space. The building's original design reflected the streamlined aesthetic preferences of the mid-century period when commercial architecture prioritized functionality, efficiency, and a forward-looking image that suggested progress and modernity.

The building has been significantly altered through the installation of dark metal siding or panel systems that have replaced or covered the original exterior materials. This comprehensive re-siding represents a substantial change to the building's original architectural character and visual appearance, though the underlying structural form and massing remain essentially intact. The current exterior treatment creates a contemporary commercial appearance that differs significantly from the building's original 1950s design vocabulary.

The front facade features large commercial windows with aluminum framing that may represent either original or early replacement glazing systems. These windows maintain the horizontal emphasis and commercial transparency characteristic of mid-century commercial design, though their current configuration may differ from the original fenestration pattern. The windows provide natural light to interior spaces while maintaining visual connection between interior commercial activities and the street environment.

The building's functional design reflects its original purpose as a newspaper office and printing facility, with the flat-roofed form providing efficient space for newspaper production equipment and operations. The structure represents the type of specialized commercial building that developed in Flat Rock during the post-war period when the community's economic base had diversified beyond heavy industry to include service businesses, professional offices, and media operations that served the broader region.

Character-defining elements that remain from the original construction include the basic single-story massing, flat-roofed configuration, and commercial window arrangement, though these have been significantly affected by the exterior material changes. The building's current appearance reflects multiple periods of alteration that have obscured much of its original mid-century architectural character.

History of the Resource

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

This building belonged to the Monroe Evening News (aka Monroe Publishing Company) from 1957 to 2014.¹ Remer Construction is the current owner of 26037 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.

Historical Significance: This property derives its significance from its role as the Monroe Newspaper office and printing facility, representing the expansion of communications and media services that occurred in Flat Rock during the post-war period. The building's function as a newspaper office demonstrates the community's evolution from a primarily industrial town focused on manufacturing to a more diversified economic center that supported professional services, media operations, and businesses serving the broader regional market.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the development of communications and media infrastructure that supported Flat Rock's post-war growth and regional connections. Newspaper operations represented an important aspect of community development, providing local news coverage, business promotion, and civic information that helped maintain community identity and cohesion during the period of continued industrial expansion and population growth.

The Monroe Newspaper's presence in Flat Rock reflects the community's maturation as a regional center capable of supporting specialized professional services and media operations. The newspaper industry's location in Flat Rock demonstrates the community's accessibility, infrastructure, and market potential that made it attractive for businesses serving both local and regional clientele during the post-war economic expansion period.

Integrity Assessment:

Location: Excellent integrity retained on original site within the commercial corridor along E. Huron River Drive.

¹ City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel #58_138_01_0294_001; citing records held by the City of Flat Rock.

Design: Compromised integrity due to substantial exterior material changes that have altered the building's original mid-century modern commercial appearance and design character.

Setting: Good integrity within the mixed-use corridor that developed along E. Huron River Drive during the post-war period.

Materials: Poor integrity due to comprehensive exterior material replacement that has eliminated most original building fabric and altered the building's visual character.

Workmanship: Good integrity retained in underlying structural elements and basic construction approach, though surface alterations have obscured original construction details.

Feeling: Compromised integrity as the building's current appearance does not clearly convey its original 1950s commercial character or newspaper office function.

Association: Good associative integrity with the post-war commercial development period and the expansion of media services in Flat Rock, despite architectural alterations.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building has experienced significant exterior alterations that have compromised its architectural integrity, it retains sufficient associative integrity and historical significance related to its role as the Monroe Newspaper office to contribute to understanding the post-war commercial development that characterized Flat Rock's continued evolution during the later period of significance.

The building's contribution to the district lies primarily in its historical associations rather than its architectural merit, as the exterior alterations have substantially changed its original design character. However, its role in representing the expansion of communications and professional services during the post-war period makes it a valuable component of the district's complete historical narrative. The property demonstrates the community's diversification beyond heavy industry to include service businesses and media operations that connected Flat Rock to broader regional networks.

This assessment acknowledges that the building represents a boundary case where historical associations support contributing status despite compromised architectural integrity. The property's significance as the Monroe Newspaper office and its role in post-war commercial development justify its inclusion as a contributing resource, though its architectural alterations limit its ability to convey the design characteristics of 1950s commercial 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 #58_138_01_0294_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26041 E. Huron River Drive [700 Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_01_0293_000 Lot 293 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093210	Long: -83.289760			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1924
Architectural Style	Vernacular/Minimal Traditional
Building Form	Single-story gabled house
Roof Form	Hipped w/dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash, picture windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1924-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	26041 E. Huron River Drive			
Historic/Original Owner	August & Cora Bunte House			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Bunte Family			

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 26041 E. Huron River Drive presents as a single-story residence constructed in 1924 during the early establishment period of Ford's Village Industries expansion in Flat Rock. The building exemplifies the modest vernacular housing that was constructed to accommodate the growing workforce attracted to the community by Ford's industrial experiment, representing the practical residential development that supported the transformation of Flat Rock from rural community to industrial town.

The structure exhibits a straightforward design approach with intersecting gabled rooflines that create visual interest while maintaining the modest scale appropriate to working-class housing of the period. The roofline is covered in dark asphalt shingles and features brick chimneys that demonstrate the solid construction practices employed during the 1920s building boom. The building's massing reflects the efficient use of space and practical design approaches valued during the early Ford era when rapid housing construction was needed to accommodate the expanding workforce.

The building displays the characteristic front-gabled form with additional cross-gables that maximize interior space within a compact footprint while creating an attractive streetscape presence. This gabled arrangement reflects the influence of late Arts and Crafts and early Colonial Revival design principles adapted to modest working-class housing needs, demonstrating how national architectural trends influenced local building practices during the 1920s prosperity period.

The exterior walls are currently clad in white vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and proportional relationships that define its 1920s construction period.

The foundation combines brick and concrete block construction that demonstrates the mixed-material approaches typical of 1920s residential building, with brick providing visual weight and durability while concrete block offered efficiency and economy. This foundation treatment reflects the practical building considerations that influenced construction during the early Ford period when substantial housing was needed quickly and economically.

The fenestration pattern includes a combination of traditional double-hung windows and larger picture windows that may represent later updates to increase natural light while maintaining appropriate scale relationships. The front facade features large windows that provide substantial natural light to interior spaces and create visual connection between interior and exterior environments, reflecting both original design intentions and later practical improvements.

History of the Resource

Provide information on previous owners, land use, 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, August and Emogene (nee Stoflet) Bunte were living at 700 E. Huron River Drive.¹ In 1930, August Bunte was living at 700 as a Supervisor for Township.² In 1939, August and Cora Bunte were living at 26041 EHRD.³ In 1940, August and Cora Bunte were living at 26041 E. Huron River Drive.⁴ In 1950, August and Cora Bunte resided at 26041 E. Huron River Drive.⁵ In 1971, Cora Bunte resided at 26041 E. Huron River Drive.⁶

Statement of Significance/Recommendation of Eligibility

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

Historical Significance: This house at 26041 E. Huron River Drive derives its significance from its association with the early period of residential development that supported Ford's Village Industries expansion in Flat Rock. Constructed in 1924, the

¹ [Anonymous], Huron River Drive, and he was employed *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1929) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 113, family 131, for August Bunte ; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-X5?cat=1036363&i=448&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 449 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 14A, dwelling 274, for August & Cora Bunte; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VWZN?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 31 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 18, dwelling 179, for August & Cora Bunte ; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-L?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 19 of 58; United States. National Archives and Records Administration.

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

building represents the essential housing construction that accommodated the growing workforce attracted to the community by Ford's industrial experiment and the employment opportunities it provided for local farmers, craftsmen, and unemployed residents from rural communities.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the initial phase of residential development that enabled the successful implementation of Ford's Village Industries concept. The building's 1924 construction date places it within the critical early period when rapid housing construction was essential to accommodate the expanding workforce and demonstrate the viability of Ford's vision for combining industrial employment with rural community living.

Properties like this provided the practical residential foundation that made Ford's Village Industries experiment successful by offering decent, affordable housing for workers while maintaining the rural community character that was central to Ford's industrial philosophy. The building represents the type of modest but substantial housing that attracted and retained workers, contributing to the stability and growth that established Flat Rock as a permanent industrial community rather than a temporary industrial camp.

The property's construction during the early Ford period illustrates the immediate community response to industrial opportunity and the rapid residential development that demonstrated local confidence in the long-term success of Ford's industrial investment. The building embodies the successful integration of industrial employment with community residential development that became the model for Ford's Village Industries program.

Integrity Assessment:

Location: Excellent integrity retained on original site within the historic residential corridor along E. Huron River Drive.

Design: Good integrity through preservation of essential massing, roofline configuration, gabled arrangements, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the early Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the material organization and architectural hierarchy remain clearly readable.

Workmanship: Good integrity retained in structural elements, foundation construction, roofing configuration, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of 1920s working-class housing and the practical residential development that supported Ford's industrial expansion.

Association: Strong associative integrity with the early Ford Village Industries period and the residential development patterns that enabled the successful transformation of Flat Rock from rural community to industrial town.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its historical significance as part of the essential residential development that supported Ford's Village Industries experiment despite common material alterations.

The property meets National Register standards for contributing status because it effectively communicates its role in the early residential development that was crucial to the success of Ford's industrial vision. The building's retention of essential massing, proportional relationships, and residential character allows it to continue effectively representing the early Ford period when rapid housing construction demonstrated community confidence in industrial opportunity and provided the residential foundation for Flat Rock's transformation into a permanent 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.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address		29021 Garden Blvd. (520 Gibraltar or Seminary St.)			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_138_01_0287_000 Lot 287 Assessor's Flat Rock Plat No. 6 (May 1940)			
Latitude/Longitude (to the 6 th decimal point)		Lat: 42.093952		Long: -83.2885747	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1920	
Architectural Style	Vernacular/Prairie School influence	
Building Form	Single-story Rectilinear	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original wood	
Foundation Materials	Brick	
Window Materials	Aluminum	
Window Type	Sliding/Double-hung sash	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input checked="" type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Historic Name	Unknown			
Current/Common Name	29021 Garden			
Historic/Original Owner	William & Bertha Little			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	William Little			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 29021 Garden Boulevard presents as a distinctive single-story residence constructed in 1920, representing the pre-Ford period residential development that established the foundation for Flat Rock's subsequent industrial transformation. The building exhibits Prairie School influences adapted to modest vernacular design, demonstrating the influence of progressive architectural movements on local building practices during the transitional period when Flat Rock was evolving from rural community to potential industrial site.

The structure displays a classic hip-roofed form that creates a substantial but horizontal presence within the streetscape. The primary roof is covered in dark asphalt shingles and features clean geometric lines that reflect Prairie School emphasis on horizontal composition and simplified form. The building's massing demonstrates the efficient use of space and modern design principles that were beginning to influence residential construction during the 1920s, even in smaller communities like pre-industrial Flat Rock.

The building's design reflects the influence of early 20th-century progressive architecture with its emphasis on horizontal lines, simplified detailing, and cubic massing. The hip roof configuration creates a substantial visual presence while maintaining appropriate residential scale, demonstrating how national architectural trends reached smaller Michigan communities during the period of increasing prosperity that preceded Ford's industrial investment.

The exterior walls are currently clad in gray vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and the clean, horizontal lines characteristic of Prairie School influenced design.

The foundation consists of solid brick construction that provides substantial visual weight and demonstrates the quality construction practices employed during the 1920s. The brick foundation treatment reflects both practical durability considerations and the aesthetic preferences of the period when masonry construction conveyed permanence and respectability in residential building.

The fenestration pattern reflects the balanced, horizontal arrangement typical of Prairie School influences, with regularly spaced windows creating visual rhythm and emphasizing the building's horizontal composition. The front facade features well-proportioned windows that maintain appropriate scale relationships while providing substantial natural light to interior spaces. Windows appear to be vinyl replacement units with double-hung sash configuration, though the original opening sizes and horizontal groupings have been preserved.

Character-defining elements include the building's substantial hip-roofed massing, the horizontal emphasis of the facade composition, the solid brick foundation, and the simplified detailing that reflects Prairie School influence adapted to vernacular residential construction. The building's architectural character represents the influence of progressive design movements on local building practices during the period immediately preceding Ford's industrial arrival.

History of the Resource

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

In 1920, William & Bertha Little and family were living at 520 Erie St. [Gibraltar], and William was employed as a laborer for the chuck factory.¹ In 1925 William Little owned lot 8, of block 17, in the Village of Flat Rock and the residence thereon, 520 Seminary Street.² In 1930, Adolph and Maud Neifert were living at 520 Seminary [Garden], and Adolph was employed as a Station Manager for the Creamery.³ In 1939, Harry and Sarah Phillips were living at 29021 Seminary (Garden).⁴ In 1950, Albert Davis and housekeeper resided at 29021 Gibraltar; and Albert worked as a Locomotive Engineer at railroad.⁵

¹ 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4A, dwelling 98, family 103, for William & Bertha Little and family; NARA microfilm publication T625, roll 800; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9R65-W6L?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62> : accessed 27 July 2025), FHL# 004966178, Image 566 of 1100; United States. National Archives and Records Administration.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 40, entry for William Little; 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 4B, dwelling 86, family 100, for Adolph & Maud Neifert ; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 446 of 1148; United States. National Archives and Records Administration.

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 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 24, dwelling 254, for Albert Davis and housekeeper; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 25 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.

Historical Significance: This property derives its dual significance from its association with the pre-Ford period residential development that established Flat Rock's community foundation and its architectural merit as a representative example of Prairie School influenced vernacular housing from 1920. The building represents the established residential infrastructure that existed before Ford's industrial investment and provided evidence of community stability and building quality that made Flat Rock attractive for the Village Industries experiment.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the pre-Ford period community development that established the residential foundation essential for attracting industrial investment. The building's 1920 construction date places it within the critical transitional period when Flat Rock was evolving from rural community to a settlement capable of supporting industrial expansion.

Properties like this provided evidence of community stability, building quality, and residential appeal that helped attract Ford's attention to Flat Rock as a suitable location for his Village Industries program. The building represents the type of substantial housing that demonstrated the community's potential for supporting an expanded workforce while maintaining the rural community character that was central to Ford's industrial philosophy.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of Prairie School influenced vernacular housing that demonstrates the reach of progressive architectural movements into smaller Michigan communities during the 1920s. The building's hip-roofed form, horizontal emphasis, and simplified detailing reflect the influence of Prairie School design principles adapted to modest residential construction, showing how national architectural trends reached local building practices.

The building represents the democratization of modern architectural design during the early 20th century when progressive design principles became accessible to middle-class families through local builders' interpretation of national trends. The Prairie School influences evident in the design demonstrate the architectural sophistication that characterized pre-Ford Flat Rock and contributed to the community's appeal as a location for quality residential development.

Integrity Assessment:

Location: Excellent integrity retained on original site on Garden Boulevard, representing the residential expansion that occurred during the pre-Ford period.

Design: Good integrity through preservation of essential hip-roofed massing, horizontal composition, and proportional relationships despite material updates.

Setting: Good integrity within the residential neighborhood that developed during the transitional period between rural community and industrial town.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and Prairie School influenced design remain clearly readable.

Workmanship: Good integrity retained in structural elements, brick foundation construction, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial 1920s residential construction that established Flat Rock's pre-industrial community foundation.

Association: Strong associative integrity with the pre-Ford development period that created the community infrastructure essential for attracting subsequent industrial investment.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in establishing pre-Ford community infrastructure and its architectural merit as a representative example of Prairie School influenced vernacular housing.

The building's retention of essential massing, proportional relationships, and architectural character allows it to continue effectively representing the pre-Ford period when quality residential construction demonstrated community stability and potential that would later attract Ford's industrial investment. The property contributes valuable evidence of the community foundation that enabled the successful implementation of the Village Industries concept while demonstrating the architectural sophistication that characterized early 20th-century Flat Rock residential development.

References

List references used to research and evaluate the individual property.

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

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29035 Garden Blvd. (530 Seminary)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_01_0288_301 Lot 288 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0937914	Long: -83.2887658	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	Single-story Rectilinear
Roof Form	Hip roof with dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash with multiple lights
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Detached garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1925-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	29035 Garden Blvd.			
Historic/Original Owner	Del Neifert			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Likely the Neifert Family			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 29035 Garden Boulevard presents as a distinctive single-story Craftsman bungalow constructed in 1925 during the peak prosperity period of Flat Rock's Ford Village Industries expansion. The building exemplifies the mature Craftsman style that remained popular through the late 1920s.

The structure displays the characteristic Craftsman bungalow form with a primary hip-roofed mass and a prominent hip-roofed dormer that creates visual interest while providing additional interior space and natural light. The roofline is covered in gray asphalt shingles and demonstrates the clean geometric lines and substantial proportions characteristic of well-executed Craftsman design. The building's massing reflects the efficient use of space and horizontal emphasis that defined the bungalow type's appeal to working-class families seeking homes that combined practicality with architectural distinction.

The building's most significant character-defining feature is the substantial front porch that showcases classic Craftsman design elements including what appears to be a group of windows or enclosed porch area that maintains the horizontal emphasis and residential scale characteristic of the style. The porch treatment demonstrates the Craftsman emphasis on integration between interior and exterior spaces while providing practical weather protection and outdoor living areas that were central to the bungalow lifestyle.

The exterior walls are currently clad in white vinyl siding that has been installed over the original wood siding. This material update represents a common maintenance approach that preserves the underlying structure while providing contemporary weather protection. The vinyl siding installation appears to have maintained the original trim lines, window proportions, and architectural details, preserving the building's essential character-defining features and the clean, horizontal lines characteristic of Craftsman design.

The fenestration pattern reflects the balanced, horizontal arrangement typical of Craftsman design, with the front facade featuring a prominent grouping of windows in what appears to be the enclosed front porch area. These windows maintain the multi-light configurations characteristic of Craftsman design and create substantial visual interest while providing abundant natural light to interior spaces. Windows appear to be vinyl replacement units, though the original opening sizes and Craftsman-influenced proportions have been preserved.

The foundation consists of concrete block construction typical of late 1920s residential building practices, providing substantial visual weight that grounds the building and emphasizes the horizontal composition characteristic of Craftsman design.

Character-defining elements include the building's essential Craftsman bungalow massing with hip roof and dormer, the substantial front porch treatment, the horizontal emphasis of the facade composition, and the multi-light window configurations that reflect mature Craftsman design principles. The building's architectural character represents the continued popularity of Craftsman design through the late 1920s and the prosperity achieved by Ford Village Industries families who could invest in homes that incorporated fashionable architectural elements.

The property includes a detached garage that provides additional context for understanding late 1920s residential development when automobile ownership became more common and garage construction became standard for middle-class housing developments.

History of the Resource

Provide information on previous owners, land use, 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 Del Neifert owned lot 7, of block 17, in the Village of Flat Rock and the residence thereon, 530 Seminary Street.¹ In 1930, Harry J. and Sarah Phillips were living at 530 Seminary [Garden], and Harry was employed as a Serviceman for the Lamp Plant.² In 1939, Ray and Audrey Neifert were living at 29035 Seminary (Garden)³ In 1950, Adolph Neifert and family resided at 29035 E. Huron River Drive; and Adolph worked as a dishwasher for a restaurant.⁴

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 53, entry for Del Neifert; 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 4B, dwelling 85, family 99, for Harry J & Sarah Phillips; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731>): accessed 27 July 2025), FHL# 004951268, image 446 of 1148; United States. National Archives and Records Administration.

³ [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 24, dwelling 253, for Adolph Neifert and family; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45>): accessed 27 July 2025), FHL#108990835, image 25 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.

Historical Significance: This property derives its dual significance from its association with the peak prosperity phase of Flat Rock's Ford Village Industries period and its architectural merit as a representative example of mature Craftsman bungalow design from 1929. The building represents the culmination of the residential development that demonstrated the success of Ford's industrial experiment and the prosperity it brought to working families who could afford substantial, architecturally sophisticated homes.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the peak prosperity period of the Ford Village Industries era when the community had achieved economic stability and success that enabled substantial residential investment. The building's 1929 construction date places it at the culmination of the Ford era expansion when the success of the industrial experiment had been thoroughly proven and workers had achieved sufficient prosperity to invest in high-quality, architecturally distinguished housing.

Properties like this demonstrate the evolution of Flat Rock's residential character from the modest housing of the early Ford period to substantial homes that reflected the community's growing prosperity and middle-class aspirations. The Craftsman bungalow style choice indicates both the continued influence of Arts and Crafts design principles and the economic capacity of Ford workers to build homes that incorporated fashionable architectural elements while providing substantial family accommodation.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of mature Craftsman bungalow design that demonstrates the continued influence of Arts and Crafts principles on residential construction through the late 1920s. The building represents the democratization of architecturally sophisticated housing during the Ford era prosperity when improved wages and stable employment enabled working families to invest in homes that reflected contemporary design fashion and middle-class aspirations.

The Craftsman bungalow form's emphasis on horizontal composition, substantial porch treatment, and integration of interior and exterior spaces made it particularly appropriate for expressing both comfort and sophistication, while its practical efficiency and established popularity made it an accessible choice for prosperous working families. The building demonstrates how national architectural trends continued to influence local building practices throughout the Ford Village Industries period.

Integrity Assessment:

Location: Excellent integrity retained on original site on Garden Boulevard within the residential neighborhood that developed during the Ford era.

Design: Good integrity through preservation of essential Craftsman bungalow massing, hip-roofed configuration with dormer, porch treatment, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during the peak Ford era, maintaining appropriate scale and character relationships with surrounding properties.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and Craftsman design characteristics remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, porch design, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial late 1920s Craftsman housing and the architectural sophistication achieved during the peak Ford Village Industries prosperity period.

Association: Strong associative integrity with the peak prosperity period that demonstrated the ultimate success of Ford's industrial experiment and its ability to enable working families to achieve middle-class housing standards.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains sufficient integrity in location, design, setting, workmanship, feeling, and association to convey its dual historical and architectural significance despite common material alterations. The property meets National Register standards for contributing status because it effectively communicates both its role in demonstrating the peak prosperity achieved through Ford Village Industries development and its architectural merit as a representative example of mature Craftsman bungalow design.

The building's retention of essential Craftsman characteristics, proportional relationships, and architectural character allows it to continue effectively representing the culmination of Ford-era prosperity when working families achieved sufficient economic success to invest in substantial, architecturally sophisticated housing.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_138_01_0288_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25957 Gibraltar [Car Wash]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0295_000 Lot 25 & 26 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0939819	Long: -83.2878797	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1966		
Architectural Style	Mid-Century Modern Commercial		
Building Form	Single-story Rectilinear		
Roof Form	Side Gable		
Roof Materials	Asphalt Shingles		
Exterior Wall Materials	Brick veneer		
Foundation Materials	Concrete		
Window Materials	No Windows		
Window Type	No Windows		
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Number/Type:			

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Commerce, Transportation			
Period(s) of Significance	1966-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Car Wash			
Current/Common Name	25957 Gibraltar Road			
Historic/Original Owner	To be researched			
Historic Building Use	Car wash facility			
Current Building Use	Car wash facility			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The commercial building at 25957 Gibraltar Road presents as a single-story mid-century modern structure constructed in 1966 that represents the expansion of automobile-related commercial services in Flat Rock during the post-war period when car ownership became widespread and automotive service businesses proliferated to serve the growing suburban population. The building exhibits the functional modernist design approach characteristic of 1960s commercial construction, with clean lines and practical efficiency that reflected contemporary preferences for streamlined, purpose-built commercial architecture.

The structure displays a straightforward flat-roofed form that emphasizes horizontal lines and efficient use of interior space for automotive service operations. The building's design reflects the utilitarian aesthetic preferences of the mid-1960s when commercial architecture prioritized functionality and operational efficiency over decorative elements, creating buildings that conveyed modernity and service-oriented business practices through their clean, unadorned appearance.

The exterior walls consist of tan brick veneer construction that provides durability and low maintenance characteristics essential for automotive service operations exposed to water, chemicals, and heavy use. The brick construction demonstrates the quality building standards employed for permanent commercial facilities during the 1960s expansion of Flat Rock's service sector, reflecting the community's continued economic growth and diversification beyond heavy industry.

The front facade features a series of large openings designed to accommodate automobile traffic and provide visual access to interior service operations. These openings maintain the horizontal emphasis characteristic of mid-century commercial design while serving the functional requirements of a car wash facility. The building's fenestration and opening patterns clearly communicate its automotive service function while maintaining appropriate commercial scale and visibility.

The building's design incorporates the practical requirements of car wash operations through its substantial construction, appropriate drainage considerations, and layout that facilitates vehicle flow and service operations. The structure represents the type of specialized commercial building that developed in Flat Rock during the post-war period when the community's economic base had diversified to include service businesses serving both local residents and regional automobile traffic.

Character-defining elements include the building's functional mid-century modern form, flat-roofed configuration, brick veneer construction, and large service openings that reflect its specialized automotive service function. The building's straightforward commercial design represents the expansion of automobile-related services that characterized Flat Rock's post-war 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.

Built in 1966, this building was the first car wash built in Flat Rock, changed names many times over the years; however, the building has always functioned as a car wash since it was built.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.

Historical Significance: This property derives its significance from its role in representing the expansion of automobile-related commercial services that occurred in Flat Rock during the post-war period when increased car ownership and suburban development patterns created demand for specialized automotive services. The building's construction in 1966 and its continuous operation as a car wash facility demonstrate the community's adaptation to changing transportation patterns and consumer needs during the later period of significance.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the development of automobile-oriented commercial services that supported Flat Rock's post-war growth and the changing lifestyle patterns of residents who increasingly relied on personal automobiles for transportation. The car wash facility represents the expansion of service businesses that catered to the automotive needs of the community's growing suburban population and regional traffic along Gibraltar Road.

The building's function as a car wash reflects the post-war transformation of American communities toward automobile-dependent development patterns and the proliferation of specialized automotive services that became essential components of suburban commercial infrastructure. The facility's location along Gibraltar Road positioned it to serve both local residents and regional traffic, demonstrating Flat Rock's continued role as a service center for the broader area during the post-war period.

The property represents the type of specialized commercial development that characterized the later period of significance when Flat Rock's economy had diversified beyond heavy industry to include service businesses serving both local

¹ Personal knowledge of Lila Fedokovitz, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Fedokovitz, has been a resident of Flat Rock for over 60 years, and is the steward of the Winifred Hamilton Oestrike Local History Collection (Flat Rock Public Library), August 2025.

and regional markets. The car wash facility's continuous operation since 1966 demonstrates the sustained demand for automotive services and the building's successful adaptation to changing commercial needs.

Integrity Assessment:

Location: Excellent integrity retained on original site along Gibraltar Road within the commercial corridor that developed during the post-war period.

Design: Excellent integrity through preservation of essential mid-century modern commercial form, flat-roofed configuration, and functional design elements that define the building's automotive service character.

Setting: Good integrity within the mixed commercial and residential corridor that developed along Gibraltar Road during the post-war expansion period.

Materials: Excellent integrity through retention of original brick veneer construction and building systems appropriate to automotive service operations.

Workmanship: Good integrity retained in construction elements and building approach characteristic of 1960s commercial construction standards.

Feeling: Excellent integrity in conveying the character of mid-century commercial development and automotive service infrastructure from the post-war period.

Association: Strong associative integrity with the post-war commercial development that expanded Flat Rock's service sector and automotive-oriented business infrastructure.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building retains excellent integrity across all seven aspects and represents an important aspect of Flat Rock's post-war commercial development that expanded the community's economic base beyond heavy industry to include specialized automotive services serving both local and regional markets.

The property meets National Register standards for contributing status as it effectively communicates the patterns of post-war commercial development that characterized the later period of significance. The building's continuous operation as a car wash facility demonstrates the sustained importance of automobile-related services in Flat Rock's commercial infrastructure and the community's successful adaptation to changing transportation patterns and suburban development needs.

The property contributes to understanding the complete timeline of Flat Rock's development from the Ford Village Industries period through the post-war expansion that established the community as a diversified service center capable of supporting both residential and commercial needs in an increasingly automobile-dependent regional 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), parcel number 58_138_02_0295_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29015 Gibraltar		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_01_0286_000 Lot 286 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0940731	Long: -83.2884484	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1947
Architectural Style	Mid-Century Modern Contemporary (heavily renovated)
Building Form	Single-story Rhombus
Roof Form	Flat roof
Roof Materials	Built-up roofing
Exterior Wall Materials	Natural stone veneer (recent renovation)
Foundation Materials	Concrete Block
Window Materials	Contemporary aluminum/vinyl
Window Type	Large fixed commercial windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Spoehrs Market/Fiorelli			
Current/Common Name	Commercial building			
Historic/Original Owner	Spoehrs/Dr. Bousamra/Fiorelli			
Historic Building Use	Market/grocery store/Physician's Office			
Current Building Use	Commercial/office			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	21 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The commercial building at 29015 Gibraltar Road presents as a single-story structure that originated in 1947 but has been substantially renovated with contemporary materials and design elements that have fundamentally altered its original architectural character. While the building retains its basic single-story commercial massing, the extensive exterior renovations have created a building that no longer clearly communicates its mid-century construction period or its historical associations with Flat Rock's post-war commercial development.

The structure displays a contemporary architectural treatment featuring natural stone veneer walls that create a substantial and upscale commercial appearance. This stone cladding represents a comprehensive exterior renovation that has replaced the original building materials and eliminated the mid-century modern design characteristics that would have defined the building's original 1947 appearance. The current stone treatment reflects contemporary commercial design preferences rather than the streamlined, functional aesthetic typical of post-war commercial construction.

The building features large contemporary windows with dark frames that emphasize horizontal composition and provide substantial natural light to interior commercial spaces. While these windows maintain appropriate commercial scale and functionality, their current configuration and materials likely differ significantly from the original 1950s fenestration pattern and represent modern replacement systems that prioritize energy efficiency and contemporary appearance over historical character.

The building's flat-roofed form maintains the basic massing characteristic of mid-century commercial construction, though this essential structural element is now the primary remaining evidence of the building's 1947 construction period. The flat roof configuration reflects the functional efficiency and modernist influences that characterized post-war commercial architecture, though the building's other character-defining features have been substantially altered through renovation.

The property includes contemporary landscaping and site improvements that enhance the building's current commercial function while reflecting modern preferences for professional appearance and environmental sustainability. These site improvements demonstrate the building's continued commercial viability while representing a different aesthetic approach than the original 1940s commercial development patterns.

The building's current appearance reflects the type of comprehensive commercial renovation that often occurs when older commercial structures are adapted to meet contemporary business needs, energy efficiency standards, and market expectations. While such renovations demonstrate the continued economic viability of historic commercial sites, they can substantially alter the buildings' ability to communicate their original construction periods and historical associations.

History of the Resource

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 recommended for other identification efforts.

The building at 29015 Gibraltar Rd. started out as the Spoehr Bros. Food Market about 1947.¹ 29015 Gibraltar became physician's offices about 1959 until the mid 1990s.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.

Assessment of Historical and Architectural Significance: While this property was constructed in 1947 and historically operated as Spoehrs Market/Fiorelli, representing the post-war commercial development that expanded Flat Rock's service sector, the extensive exterior renovations have compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or mid-century architectural character.

Historical Context: The building's original function as a market or grocery store represented an important aspect of post-war commercial development when Flat Rock's growing suburban population required expanded retail and service infrastructure. Local markets like Spoehrs Market/Fiorelli provided essential commercial services while contributing to the community's economic diversification beyond heavy industry during the post-war expansion period.

Integrity Assessment:

Location: Excellent integrity retained on original site along Gibraltar Road within the commercial corridor that developed during the post-war period.

Design: Poor integrity due to comprehensive exterior renovation that has eliminated most original design characteristics and replaced them with contemporary architectural elements that do not reflect the building's 1947 construction period.

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

Setting: Good integrity within the mixed commercial corridor, though the building's contemporary appearance affects its compatibility with the historical development patterns of the area.

Materials: Poor integrity due to complete exterior material replacement with contemporary stone veneer that eliminates original building fabric and mid-century design characteristics.

Workmanship: Poor integrity as original construction details and mid-century craftsmanship are largely obscured by contemporary renovation work.

Feeling: Poor integrity as the building no longer conveys the character of 1940s commercial construction or effectively represents the post-war commercial development period.

Association: Compromised integrity due to the building's inability to clearly communicate its association with post-war commercial development and its historical function as a neighborhood market because of extensive architectural alterations.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. While the building originated during the period of significance (1947) and served an important historical function as a neighborhood market, the extensive exterior renovations have compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The comprehensive renovation, while demonstrating the building's continued commercial viability, has eliminated the mid-century architectural characteristics that would enable it to communicate its historical significance and associations with post-war commercial development. The building's current appearance reflects contemporary design preferences rather than the historical period it represents, preventing it from contributing to the district's ability to illustrate the patterns of post-war commercial expansion that characterized Flat Rock's development during the later period of significance.

This assessment acknowledges that the building's historical associations remain important to understanding Flat Rock's commercial development, but the extent of architectural alteration prevents it from effectively communicating these associations through retained physical characteristics that are essential for National Register 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_138_01_0286_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29057 Mill		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_02_0023_302 Lot 23 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0933873	Long: -83.2878745	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2002	
Architectural Style	Contemporary	
Building Form	Two-story Rectilinear	
Roof Form	Side Gable w/dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl frame	
Window Type	Various contemporary styles including arched windows	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	29057 Mill Street East			
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	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 29057 Mill Street East presents as a contemporary single-story residence constructed in 2002, representing 21st-century residential development within the established neighborhood of Flat Rock. The building exhibits contemporary design characteristics and construction techniques that clearly distinguish it from the historic residential architecture that defines the surrounding Flat Rock Historical District.

The structure displays a complex roofline composition with multiple intersecting gables that create visual interest and reflect contemporary preferences for varied massing and architectural articulation. The roofline is covered in brown asphalt shingles and demonstrates the type of complex geometry often employed in contemporary residential design to create visual appeal and accommodate modern floor plan requirements that differ significantly from the simpler forms typical of historical residential construction.

The building's massing emphasizes horizontal proportions with varied projections and recessions that create shadow lines and dimensional interest characteristic of contemporary suburban residential architecture. This complex massing arrangement contrasts with the simpler, more unified forms typically found in the Ford Village Industries period housing that defines the district's historical character.

The exterior walls are clad in tan vinyl siding that provides a contemporary material palette reflecting current preferences for low-maintenance building materials. The siding installation demonstrates modern construction techniques and material applications that differ from the wood siding and masonry construction typical of the district's historical buildings.

The fenestration pattern includes a variety of contemporary window types and configurations, including distinctive arched windows that create focal points and reflect current design preferences for varied window shapes and sizes. The windows prioritize energy efficiency and contemporary aesthetic preferences over the regular, proportional arrangements characteristic of historical residential construction.

The front entrance features contemporary design elements including decorative glass and modern proportions that reflect current residential design trends rather than the simpler, more formal entrance treatments typical of Ford-era housing. The entrance design emphasizes contemporary aesthetic preferences and functional requirements that differ from historical residential design approaches.

Character-defining elements include the building's complex contemporary massing, varied roofline composition, modern material applications, and window configurations that clearly identify the structure as a product of 21st-century construction practices and design preferences rather than the historical periods that define the district's 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 home was rebuilt on the site of an earlier home. There is no information available about the current residents.

Statement of Significance/Recommendation of Eligibility

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

Assessment of Historical and Architectural Significance: This property was constructed in 2002, placing it entirely outside the period of significance for the Flat Rock Historical District, which extends from 1922 to 1972. The building represents contemporary residential development that, while contributing to the ongoing evolution of the neighborhood, has no historical association with the significant patterns of community development that define the district's importance.

Period of Significance Analysis: The Flat Rock Historical District's significance relates specifically to the Ford Village Industries movement (beginning in 1922) and the associated residential and commercial development that transformed Flat Rock from a rural community into an industrial town. The district's period of significance extends through 1972, encompassing the complete transformation of the community during the industrial era and its subsequent evolution.

Buildings constructed after 1972, and particularly those built in the 21st century, represent entirely different development patterns, architectural styles, construction techniques, and community contexts than those that define the district's historical significance. While such buildings contribute to the neighborhood's continued residential character, they do not contribute to understanding or interpreting the significant historical patterns that justify the district's National Register eligibility.

Integrity Assessment:

Location: New construction on site within the established neighborhood.

Design: Excellent integrity as contemporary construction reflecting current design preferences and residential planning approaches.

Setting: Good integrity within the mixed residential neighborhood, though the building's contemporary character contrasts with surrounding historic properties.

Materials: Excellent integrity representing contemporary building materials, construction techniques, and energy efficiency standards.

Workmanship: Excellent integrity reflecting current construction standards, building codes, and residential construction practices.

Feeling: Excellent integrity in conveying contemporary residential character, though this contrasts with the district's historical feeling and architectural character.

Association: No associative integrity with the district's significant historical patterns due to construction thirty years after the end of the period of significance.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building's 2002 construction date places it entirely outside the district's period of significance (1922-1972), and it represents contemporary development patterns that do not contribute to understanding the significant historical themes that justify the district's National Register eligibility.

The non-contributing designation reflects the building's temporal relationship to the district's period of significance rather than any assessment of its architectural merit or construction quality. Contemporary buildings within historic districts typically receive non-contributing status to maintain the district's interpretive focus on the specific historical periods and development patterns that define their significance.

This assessment aligns with National Register guidelines that emphasize the importance of maintaining clear temporal boundaries for historic districts to enable effective interpretation of specific historical themes and development patterns. Buildings constructed outside the period of significance, regardless of their individual merit, generally receive non-contributing status to preserve the district's historical clarity and interpretive value.

References

List references used to research and evaluate the individual property.

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

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	29119 Mill				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_138_02_0023_001 Lot 23 Assessor's Flat Rock Plat No. 6 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.09309	Long: -83.2879492			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1951
Architectural Style	Post-War Ranch/Minimal Traditional
Building Form	Single-story Rectilinear
Roof Form	Front Gable with cross gables
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick (partial), wood siding (under renovation)
Foundation Materials	Concrete block
Window Materials	Wood/vinyl frame (mixed)
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	29119 Mill Street East			
Historic/Original Owner	Dr. Besterman (Dentist)			
Historic Building Use	Medical/Dental Office			
Current Building Use	Single-family residence (under renovation)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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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 dwelling at 29119 Mill Street East presents as a single-story residence constructed in 1951 that is currently undergoing extensive renovation work that has significantly altered its original post-war architectural character. The building originally represented the type of modest ranch-style housing that was constructed in Flat Rock following World War II, but the ongoing renovation work and previous alterations have substantially compromised its ability to convey its 1950s construction period and architectural significance.

The structure displays a basic gabled form with cross-gables that reflects the simple, efficient design approaches characteristic of early 1950s residential construction. The building's essential massing retains the horizontal emphasis and practical efficiency that defined post-war ranch-style housing, though extensive alterations and current renovation work have complicated the building's original architectural expression and historical readability.

The most significant aspect of the building's current condition is the extensive renovation work visible in the image, with construction materials, house wrap, and building supplies indicating major alterations to the structure's exterior envelope. This renovation work appears to involve substantial changes to the building's material composition, window configurations, and overall architectural character, representing a comprehensive modification that affects the building's integrity and historical authenticity.

The building exhibits a combination of materials including brick construction in some areas and wood siding in others, suggesting either original mixed-material construction or subsequent alterations that have created a patchwork appearance. The current renovation work appears to be addressing these material inconsistencies while potentially introducing new materials and design elements that may further alter the building's original character.

The fenestration pattern shows evidence of modifications over time, with windows of varying sizes, types, and conditions that do not maintain consistent proportional relationships or period-appropriate character. The ongoing renovation work may be addressing these window inconsistencies, though the ultimate impact on the building's historical character remains to be determined based on the final renovation approach.

The building's foundation consists of concrete block construction typical of 1950s residential building practices, though modifications and renovations may have altered the original foundation configuration and appearance. The current state of the building makes it difficult to assess the extent to which original foundation elements remain intact or have been modified through subsequent building campaigns.

Character-defining elements from the original 1950s construction period are largely obscured by the extensive renovation work and previous alterations that have affected the building's material composition, architectural details, and overall design coherence. The building's current condition prevents clear assessment of its original architectural merit or its ability to represent post-war residential 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.

Dr. A.W. Besterman resided at 29119 Mill from 1961 – 1971 and his business was also located there in this same time period.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.

Assessment of Historical and Architectural Significance: While this property was constructed in 1951, placing it outside the primary period of significance for the Flat Rock Historical District (1922-1972), and originally represented post-war residential development patterns, the extensive alterations and current renovation work have compromised the building's integrity to such a degree that it cannot effectively communicate its historical associations or architectural character from the early 1950s.

Period of Significance Analysis: The building's 1951 construction date places it in the post-war period when Flat Rock was experiencing continued residential development following the end of World War II. However, this period represents a different phase of community development than the primary Ford Village Industries period (1922-approximately 1940) that defines the district's core significance. Post-war construction, while part of the community's continued evolution, represents different development patterns and architectural approaches than those associated with the district's most significant historical themes.

Integrity Assessment:

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

Location: Excellent integrity retained on original site within the established residential neighborhood.

Design: Poor integrity due to extensive alterations and ongoing renovation work that have substantially modified the building's original post-war design characteristics and architectural composition.

Setting: Good integrity within the mixed residential neighborhood, though the building's altered condition affects its compatibility with surrounding properties.

Materials: Poor integrity due to extensive material modifications, mixed construction approaches, and ongoing renovation work that has eliminated much of the original building fabric.

Workmanship: Poor integrity as original construction details and 1950s craftsmanship are largely obscured by subsequent alterations and current renovation work.

Feeling: Poor integrity as the building's current condition does not convey the character of early 1950s residential construction or post-war development patterns.

Association: Compromised integrity due to the building's inability to clearly communicate its association with post-war residential development because of extensive alterations and renovation work that have obscured its original character.

Recommendation: This property is **RECOMMENDED as a NON-CONTRIBUTING RESOURCE** to the Flat Rock Historical District. The building's 1951 construction date places it outside the district's primary period of significance, and the extensive alterations and ongoing renovation work have further compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The combination of temporal considerations (construction after the primary period of significance) and compromised integrity due to extensive alterations prevents the building from contributing to the district's ability to represent the significant historical patterns and architectural character that justify the district's National Register eligibility. The ongoing renovation work, while potentially improving the building's condition and functionality, appears to be further altering its historical character rather than restoring period-appropriate characteristics.

This assessment acknowledges that post-war residential development represents an important aspect of Flat Rock's continued evolution, but buildings from this period that have been extensively altered cannot effectively contribute to interpreting the district's historical significance, particularly when they fall outside the primary period of significance that defines the district's core historical themes.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_138_02_0023_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address		29050 Mill St. (529 Mill St. but address has changed over time)			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_138_01_0289_000 Lot 289 Assessor's Flat Rock Plat No. 6 (May 1940)			
Latitude/Longitude (to the 6 th decimal point)		Lat: 42.0937261		Long: -83.28853	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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

Construction Date	1893
Architectural Style	Gable Front Vernacular
Building Form	Single-story Rectilinear
Roof Form	Front gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete Slab
Window Materials	Aluminum
Window Type	Sliding
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Shed in rear

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1893-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	29050 Mill Street West			
Historic/Original Owner	John Washer Sr.			
Historic Building Use	Duplex			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Likely John Washer Sr.			

Survey Date	29 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

This 1893 gable-front vernacular residence is a one-story frame dwelling situated at 29050 Mill Street in Flat Rock. The building exhibits characteristic features of late 19th century working-class vernacular construction originally designed as duplex housing, representing the earliest documented residential development in the survey area and documenting the Washer family's multi-generational occupancy spanning over three decades from 1893 through at least 1925.

The house displays a rectangular footprint with front-gable orientation creating simple vernacular form typical of late 19th century working-class housing. The front-gable roof features moderate to steep pitch with asphalt shingle covering in brown tones. The roof form creates side eave presentation to the street, characteristic of gable-front orientation. A metal stovepipe or chimney pipe extends from the roof, indicating heating system.

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 that would have been present during the Washer family occupancy from 1893-1925+. The foundation appears to be concrete slab construction, likely representing later foundation replacement or modification from original 1893 foundation system.

The front facade displays simple vernacular organization with multiple window openings providing natural light to interior rooms. Window openings consist of aluminum-frame horizontal sliding units representing replacement of original windows that would have been wood double-hung sashes during the historic period. The window openings maintain original locations despite replacement sash. A door opening provides primary entry access. White-painted picket fencing extends along the property frontage, creating traditional residential boundary definition.

The property's original 1893 construction as duplex housing is documented through historical research establishing John Washer Sr.'s ownership of six lots in Block 17 in the Village of Flat Rock and the house thereon. The duplex configuration served multi-family housing needs typical of late 19th century industrial communities, providing rental income or multi-generational family accommodation. The building has been subsequently converted from duplex to single-family residence, representing adaptive reuse while maintaining the historic structure.

The property occupies a standard interior lot on Mill Street. Mature deciduous and evergreen trees provide substantial landscaping including a large deciduous tree with burgundy foliage visible in the left background and a mature evergreen conifer on the right. The white picket fencing creates traditional residential character. The lawn is maintained in good condition. A shed structure is located at the rear of the property. Adjacent residential structures are visible including a brick dwelling to the left.

Character-defining features include one-story gable-front vernacular form representing 1893 construction, rectangular footprint originally designed as duplex, front-gable roof orientation, concrete slab foundation, vinyl siding over original frame construction, aluminum sliding replacement windows, metal stovepipe, white picket fencing, shed at rear, Mill Street location, and documented Washer family multi-generational occupancy from 1893-1925+.

History of the Resource

Provide information on previous owners, land use, 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 1893, John Washer Sr. owned lot 6 of block 17 in the Village of Flat Rock, and the house thereon.¹ In 1910, John and Mary Washer are living next to Emma Hitchcock and her daughter Delia in Flat Rock Michigan; and while the street names are off, the known neighbors match block 17.² In 1915, John Washer Sr. owns lot 6 of block 17 in the Village of Flat Rock, and the house thereon.³ In 1920, Ruth Graden, a soldier's widow and "shirttail" relative of John Washer Sr., owned lot 6 and resides in the house thereon.⁴ In 1920, Henry & Jennie Stuck and their grandson were living with Jennie's mother, Ruth.⁵ Ruth Graden died on 3 February, 1925.⁶ In 1930, Jennie M. Stuck, now widowed herself, was living at 529 Mill St. (29050 Mill) with her daughter Hazel, her son-in-law Aaron Clock and grandson, John S. Wright.⁷ In 1931, Jennie owns both lot 5 and 6 and the houses thereon, and likely intended for her daughter's family to live there; however, Hazel Clock, Jennie's daughter, died on 25 Jan 1940 from injuries sustained in an automobile accident; she was forty-seven years old.⁸ After her daughter's death, Jennie moves in with her sister Sylvia Graden Johnson, and after her brother-in-law, Robert Johnson, died in 1948, the two widowed sisters move to Dexter, Washtenaw County, Michigan together.⁹ The residence at 29050 Mill St. continued to be a rental property until the Graden sisters died in the 1960s. In 1940, Marcus & Dorothy Raiander and daughter were living at 29050 Mill St., and Marcus was employed as an office clerk for the auto factory.¹⁰ In 1942, Jennie Stuck was still the owner of lot 289 of Assessor's Flat Rock Plat No. 6 in the Village of Flat Rock and the residences thereon: 29048 (now 29050) Mill St.¹¹ In 1950, Eugene & Emma Lapere resided at 29048 Mill; and Eugene worked as Sweeper for the Auto Parts Manufacturer.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 1893 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 the Washer Family.** The property represents the earliest documented residential construction in the survey area, originally built as duplex housing in 1893, and documents exceptional multi-generational Washer family occupancy spanning over three decades with comprehensive genealogical documentation establishing the family's role in Flat Rock's late 19th and early 20th century community development.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations and duplex-to-single-family conversion. Location integrity is complete with the dwelling remaining on original Mill Street site since 1893

- ¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1893," arranged alphabetically; pg. 79, entry for John Washer, Sr.; original records held by Brownstown Township Historical Society. *Note: Tax Roll for 1892 was searched as well and while Mr. Washer owned lot 6, there was no residence in 1892.*
- ² 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 20 A, dwelling 439, family 453, for John & Mary Washer; NARA microfilm publication T624, roll 678; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:MLTC-17F> : accessed 16 Nov 2025), FHL# 004972512, Image 277 of 1107; United States. National Archives and Records Administration. *Note: This address is on Mill St. today.*
- ³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1915," unpaginated, arranged alphabetically; entry for John Washer Sr.; original records held by Brownstown Township Historical Society.
- ⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 30, entry for Ruth Graden; original records held by Brownstown Township Historical Society
- ⁵ 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2B, dwelling 45, family 48, for Henry & Jennie Stuck and grandson; NARA microfilm publication T625, roll 800; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4MV?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62> : accessed 27 July 2025), FHL# 004966178, Image 563 of 1100; United States. National Archives and Records Administration.
- ⁶ "Michigan, Death Certificates, 1921-1952", FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:KF7R-J3J> : accessed 15 November 2025), Entry for Ruth Maria Graden, 03 Feb 1925.
- ⁷ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 4B, dwelling 83, family 97, for Jennie M. Stuck; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 446 of 1148; United States. National Archives and Records Administration.
- ⁸ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 99, entry for Jennie Stuck; original records held by Brownstown Township Historical Society; **ALSO:** "Michigan, Death Certificates, 1921-1952", FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:KFQN-KQY> : accessed 12 Nov 2025), entry for Hazel L Clock, 25 Jan 1940.
- ⁹ "Find a Grave Index", FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:6LZM-8BJ2> : accessed 15 November 2025), entry for Robert Johnson; **ALSO:** 1950 U.S. census, Washtenaw County, Michigan, population schedule, Dexter Village, enumeration district (ED) 81-83, sheet 7, dwelling 70, for Sylvia Johnson & Jennie Stuck; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-RFY?view=explore&action=view&cc=4464515&lang=en&groupId=TH-7771-115405-469-40> : accessed 27 July 2025), FHL#108992563, image 9 of 34; United States. National Archives and Records Administration.
- ¹⁰ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 7B, dwelling 250, for Marcus & Dorothy Raiander and daughter; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QS7-L9M1-VW9K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 18 of 1034; United States. National Archives and Records Administration.
- ¹¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 161, entries for Robert Johnson and Jennie Stuck; original records held by Brownstown Township Historical Society.
- ¹² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 24, dwelling 246, for Eugene & Emma Lapere; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 25 of 58; United States. National Archives and Records Administration.

construction on Block 17 lots. Design integrity is good with one-story gable-front form intact, though duplex-to-single-family conversion represents functional change. Materials integrity is fair with vinyl siding, aluminum windows, and concrete slab foundation representing alterations to original 1893 materials. Workmanship integrity is good with gable-front construction demonstrating late 19th century building methods. Setting integrity is excellent on Mill Street with mature landscaping and white picket fencing. Feeling integrity is good with property conveying late 19th century vernacular residential character despite material alterations. Association integrity is exceptional through documented Washer family ownership and occupancy from 1893-1925+ with comprehensive genealogical documentation.

Criterion A - Community Planning and Development and Social History: The 1893 construction date establishes this property as the earliest documented residential development in the entire survey area, predating 20th century expansion by 27 years and representing the community's late 19th century origins. Historical research documents that in 1893, John Washer Sr. owned lot 6 of Block 17 in the Village of Flat Rock and the house thereon. **Criterion B - Association with the Washer Family:** The exceptional multi-generational Washer family occupancy from 1893 through at least 1925 (with continued ownership through 1942) establishes strong association with this founding family's role in Flat Rock's development. John Washer Sr.'s construction and ownership of the duplex from 1893 demonstrates early property development and investment in the community. The family's sustained multi-generational residence spanning over three decades through economic changes, deaths, and social transitions demonstrates extraordinary residential stability and community commitment. The comprehensive genealogical documentation connecting multiple family members across generations—including John Washer Sr., Mary Washer, Jennie M. Stuck, Ruth Graden, Bernard Graden, Hazel Stuck, Aaron Clock, and subsequent owners—establishes the property's role as family home serving multiple generations.

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

The 1893 construction establishes this property as the earliest documented residential development in the entire survey area, predating 20th century expansion by decades and representing the community's late 19th century foundations. The original duplex configuration demonstrates multi-family working-class housing patterns. The exceptional documented Washer family multi-generational occupancy from 1893-1925+ with continued ownership through 1942 establishes extraordinary residential continuity. Comprehensive genealogical documentation connects multiple family members across four generations. The property's evolution from duplex to single-family demonstrates adaptive reuse. Good integrity retained in location, design, setting, feeling, and association despite material alterations. The gable-front form and overall configuration convey late 19th century origins. Mill Street location documents early residential development patterns. Continuous residential use since 1893 demonstrates 132-year residential function. The property contributes to understanding late 19th century settlement and community origins, earliest documented residential development, multi-family duplex housing serving working-class needs, Washer family multi-generational stability and community commitment, and the foundational residential development predating Ford's Village Industries and 20th century 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_138_01_0289_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29070 Mill St. [537 Mill St.]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_138_01_0290_000 Lot 290 Assessor's Flat Rock Plat No. 6 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093559	Long: -83.2885673	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1902
Architectural Style	Craftsman Bungalow
Building Form	1.5 story rectilinear
Roof Form	Hip roof w/ prominent dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick masonry with aluminum siding on dormer
Foundation Materials	Brick
Window Materials	Wood frame (appears original)
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage in rear

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1902-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	29070 Mill Street West			
Historic/Original Owner	Mrs. Emma (nee Harryman) Hitchcock			
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 #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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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 dwelling at 29070 Mill Street West stands as an exceptional example of Craftsman bungalow architecture constructed in 1902, representing the pre-Ford period residential development that established the foundation for Flat Rock's subsequent transformation into an industrial community. This substantial one-and-one-half story residence demonstrates the highest quality of Arts and Crafts influenced design and construction, exhibiting remarkable preservation of original materials and architectural details that make it one of the finest examples of early 20th-century residential architecture in the district.

The structure displays the characteristic Craftsman bungalow form with a primary hip-roofed mass and a prominent hip-roofed dormer that creates dramatic visual interest while providing substantial additional interior space and natural light. The roofline is covered in brown asphalt shingles and demonstrates the substantial proportions and geometric clarity that define superior Craftsman design. The building's massing reflects the sophisticated understanding of proportion and scale that characterized the best examples of Arts and Crafts residential architecture.

The building's most outstanding feature is its exceptional brick masonry construction that demonstrates the highest level of craftsmanship and material quality. The walls are constructed of tan brick laid in common bond with precise mortar joints and consistent coursing that speaks to the skill of the masons and the quality standards employed in the building's construction. This masonry work represents one of the finest examples of early 20th-century residential brick construction surviving in the Flat Rock area and provides crucial evidence of the building standards achieved by the community's pre-industrial residents.

The dormer features white painted wood clapboard siding that creates an appealing material contrast with the brick masonry while maintaining the building's architectural hierarchy and Arts and Crafts design principles. The dormer treatment demonstrates the careful attention to detail and proportional relationships that characterize superior Craftsman design, with appropriate scale relationships and material transitions that enhance rather than compete with the building's overall composition.

The fenestration pattern preserves what appear to be original wood-frame double-hung sash windows that maintain the authentic proportions and material character essential to the building's architectural integrity. The windows exhibit the tall, narrow proportions characteristic of early 20th-century residential design and retain their original trim work and architectural details. The preservation of original windows represents an exceptional survival of period building fabric that significantly enhances the building's architectural and historical value.

The front porch treatment showcases classic Craftsman design elements including substantial masonry piers that echo the building's brick construction while providing appropriate structural support and visual weight. The porch demonstrates the Craftsman emphasis on integration between interior and exterior spaces while maintaining the substantial, permanent character that defined the style's appeal to middle-class families seeking homes that conveyed both comfort and respectability.

Character-defining elements include the building's exceptional brick masonry construction, the substantial hip-roofed massing with prominent dormer, the preservation of original wood windows and trim, the high-quality Craftsman porch design, and the overall architectural sophistication that distinguishes this building as one of the finest examples of early 20th-century residential architecture in Flat Rock. The building's remarkable preservation enables it to communicate both its 1902 construction period and the building standards that characterized pre-Ford Flat Rock with exceptional clarity.

History of the Resource

Provide information on previous owners, land use, 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 1902, Mrs. Emma (nee Harryman) Hitchcock owns lot 5 and part of 6 of block 17 in the Village of Flat Rock, and the mortgaged house thereon.¹ In 1910, Emma Hitchcock and her daughter Delia are living next to John Washer in Flat Rock Michigan; and while the street names are off, the known neighbors match block 17.² In 1915, Mrs. Emma (nee Harryman) Hitchcock owns lot 5 and part of 6 of block 17 in the Village of Flat Rock, and the house thereon.³ Mrs. Emma (nee Harryman) Hitchcock died on 16 November 1919 in Flat Rock, Michigan.⁴ The estate of Mrs. John H. Hitchcock continued to own lot 5 and part of 6 of block 17 in the Village of Flat Rock in 1925.⁵

In 1920, Edmund & Bertha Miller and family were living at Erie St. [Gibraltar].⁶ In 1930, Harry & Cleo Miller were living at 537 Mill St., and Harry was employed as a Car inspector for the Railroad.⁷

In 1931, Jennie (nee Graden) Stuck owned both lot 5 and lot 6 of block 17, in the Village of Flat Rock, and the houses thereon: 529 and 537 Mill St.⁸ In 1939, Robert Johnson (Sylvia Graden's husband) and Jennie Stuck are co-owners of lot 5 & 6 of block 17 in the Village of Flat Rock and the residences thereon.⁹

In 1939, Howard & Alice Burgoon and family were renting at 29070 Mill.¹⁰ In 1940, Howard & Olive Burgoon and son were living at 29070 Mill St., and Howard was employed as a patrolman for village.¹¹ In 1942, Robert Johnson (Sylvia Graden's husband) is the owner of lot 290 of Assessor's Flat Rock Plat No. 6 in the Village of Flat Rock and the residences thereon: 29070 Mill St.¹² In 1950, Mabel Chamberlin and boarders resided at 29070 Mill St.¹³

The residence at 29070 Mill St. continued to be rental property until the Graden sisters died in the 1960s.

L. C. Swartzbaugh resided at 29070 Mill from 1961- 1971.¹⁴ Lewis and Evelyn Swartzbaugh resided at 29070 Mill Street in 1974.¹⁵

Statement of Significance/Recommendation of Eligibility

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

Historical Significance: This property possesses exceptional historical and architectural significance that extends well beyond its contribution to the district, representing both the sophisticated and residential development that established Flat Rock's pre-Ford community foundation and one of the finest examples of Craftsman bungalow architecture in southeastern

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1902," arranged alphabetically; pg. 29, entry for Mrs. John H. Hitchcock.; original records held by Brownstown Township Historical Society. *Note: John H. Hitchcock owned most of block 17 until his death in 1888. It seems likely that Hitchcock's widow downsized in her later years and it is apparent in the tax records that she had mortgaged a smaller house on lot 5 and lived there until her death in 1919.*

² 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 20 A, dwelling 440, family 454, for Emma & Delia Hitchcock; NARA microfilm publication T624, roll 678; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MLTC-17F> : accessed 16 Nov 2025), FHL# 004972512, Image 277 of 1107; United States. National Archives and Records Administration. *Note: This address is on Mill St. today.*

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1915," arranged alphabetically; pg. 27, entry for Mrs. John H. Hitchcock.; original records held by Brownstown Township Historical Society.

⁴ "Find a Grave Index", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVVD-GMS9> : Thu Apr 03 02:29:41 UTC 2025), Entry for Emma Harryman Hitchcock.

⁵ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 28, entry for Mrs. John H. Hitchcock EST; original records held by Brownstown Township Historical Society.

⁶ 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2B, dwelling 44, family 47, for Edmund & Bertha Miller and family; NARA microfilm publication T625, roll 800; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4MV?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62> : accessed 27 July 2025), FHL# 004966178, Image 563 of 1100; United States. National Archives and Records Administration. *Note: This address is on Mill St. today.*

⁷ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 4B, dwelling 82, family 96, for Harry & Cleo Miller; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-91M?cat=1036363&i=445&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 446 of 1148; United States. National Archives and Records Administration.

⁸ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 99, entry for Jennie Stuck; original records held by Brownstown Township Historical Society.

⁹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 161, entries for Robert Johnson and Jennie Stuck; original records held by Brownstown Township Historical Society.

¹⁰ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹¹ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 7B, dwelling 249, for Howard & Olive Burgoon and son; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 18 of 1034; United States. National Archives and Records Administration.

¹² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 161, entries for Robert Johnson and Jennie Stuck; original records held by Brownstown Township Historical Society.

¹³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 247, for Mabel Chamberlin and boarders; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 50 of 58; United States. National Archives and Records Administration.

¹⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1971); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹⁵ 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.

Michigan. Constructed in 1902, the building demonstrates the quality of residential investment and architectural achievement that characterized pre-industrial Flat Rock and helped establish the community's reputation for substantial, well-built housing that would later attract Ford's industrial investment.

Criterion A Evaluation: The property possesses exceptional significance under Criterion A for its association with the pre-Ford period community development that established the residential foundation essential for attracting industrial investment. The building's 1902 construction date places it early, but within the critical transitional period when Flat Rock was evolving from rural community to a settlement capable of supporting major industrial expansion, and its exceptional quality demonstrates the building standards and community investment that made Flat Rock attractive for Ford's Village Industries experiment.

Properties like this provided evidence of community stability, architectural sophistication, and residential appeal that helped attract Ford's attention to Flat Rock as a suitable location for his industrial vision. The building represents the type of substantial, high-quality housing that demonstrated the community's potential for supporting an expanded workforce while maintaining the rural community character and building quality that were central to Ford's industrial philosophy.

Criterion C Evaluation: The property possesses exceptional significance under Criterion C as one of the finest and most intact examples of Craftsman bungalow architecture surviving in the region. The building's exceptional brick masonry construction, sophisticated proportional relationships, preservation of original materials, and superior architectural details represent the highest level of Arts and Crafts design and craftsmanship adapted to early 20th-century middle-class residential construction.

The building demonstrates the influence of national architectural movements on local building practices while showcasing the exceptional level of craftsmanship and material quality that characterized the best residential construction in early 20th-century Michigan communities. The preservation of original brick construction, wood windows, and architectural details makes this building an invaluable architectural resource for understanding the sophistication of pre-industrial residential design and construction techniques.

Integrity Assessment:

Location: Excellent integrity retained on original site, maintaining relationship to the historic residential development pattern and community context.

Design: Excellent integrity through preservation of essential Craftsman bungalow massing, roofline configuration, dormer treatment, and architectural relationships that define the building's exceptional design quality.

Setting: Excellent integrity within the residential neighborhood that developed during the transitional period between rural community and industrial town.

Materials: Exceptional integrity through retention of original brick masonry construction, wood siding, original windows, and architectural trim that represent rare survival of early 20th-century building fabric.

Workmanship: Exceptional integrity evident in the preserved masonry craftsmanship, architectural detailing, and construction quality that demonstrate the highest level of early 20th-century residential building practices.

Feeling: Excellent integrity in conveying the character of sophisticated early 20th-century residential architecture and the building standards that characterized pre-Ford Flat Rock.

Association: Exceptional associative integrity with the pre-Ford development period that created the community foundation essential for attracting subsequent industrial investment.

Recommendation: This property is **RECOMMENDED as a CONTRIBUTING RESOURCE** to the Flat Rock Historical District and **STRONGLY RECOMMENDED for INDIVIDUAL NATIONAL REGISTER LISTING**. The building possesses exceptional historical and architectural significance that extends well beyond its contribution to the district, representing one of the finest examples of Craftsman bungalow architecture in southeastern Michigan and demonstrating remarkable preservation of original materials and architectural details.

The property meets National Register standards under multiple criteria and retains exceptional integrity across all seven aspects. The building's association with the pre-Ford community foundation, its architectural merit as an outstanding example of Craftsman design, and its extraordinary preservation make it one of the most significant historical resources in the Flat Rock area. The property would greatly benefit from individual National Register listing to recognize its exceptional architectural and historical value while ensuring appropriate preservation standards for this irreplaceable community landmark.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_138_01_0290_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	25599 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_135_99_0004_702		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0888849	Long: -83.2822883	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2017
Architectural Style	Contemporary/Neo-Traditional
Building Form	1.5 Story Rectilinear
Roof Form	Side Gable w/cross
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete block
Window Materials	Vinyl
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	Integrated garage

Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input checked="" type="checkbox"/>				
Area(s) of Significance	N/A - Non-contributing resource			
Period(s) of Significance	N/A - Non-contributing resource			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	25599 E. Huron River Drive			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	30 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

Narrative Architectural Description

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

The residential property at 25599 E. Huron River Drive represents a typical example of contemporary suburban residential construction built in 2017, reflecting the continued development and evolution of Flat Rock's residential neighborhoods during the early 21st century. This 1.5-story brick veneer dwelling exhibits the characteristic features of 2010s suburban architecture while demonstrating the ongoing transformation of Flat Rock from its earlier industrial village character to a fully suburban community that accommodated modern lifestyle preferences and construction practices.

The building displays a contemporary residential form with a complex gable roof configuration that creates visual interest through varied roofline heights and orientations. The roof is clad in asphalt shingles and features a combination of gabled sections that reflect the architectural preferences of the 2010s for varied massing and picturesque compositions that drew loosely from traditional residential styles while incorporating modern planning principles and construction methods.

The exterior walls are clad in brick veneer that demonstrates the material preferences and construction practices of the 2010s, when materials had become standard for suburban residential construction due to their durability, low maintenance requirements, and cost effectiveness.

A prominent feature of the building is its L-shaped attached two-car garage, which occupies a substantial portion of the front elevation and reflects the automobile-oriented lifestyle and architectural priorities of 2010s suburban development. The garage includes multiple windows that create visual interest while maintaining the building's residential appearance. This integrated garage design represents the standard suburban residential configuration of the period, when direct automobile access had become a primary architectural consideration.

The primary facade faces south toward E. Huron River Drive and displays a composition that combines traditional residential elements with contemporary planning principles. The building incorporates neo-traditional design references through its use of gabled forms and residential-scale fenestration while maintaining the informal, asymmetrical composition typical of 2010s suburban construction.

Window openings throughout the dwelling consist of vinyl-framed units typical of 2010s residential construction, with configurations that include both traditional double-hung sash designs and larger picture windows that reflect the period's emphasis on natural light and visual connection with outdoor environments. The windows demonstrate the standardized residential fenestration practices of the period.

Character-defining features include the complex gable roof configuration, brick veneer construction, prominent attached garage, and overall contemporary suburban massing that reflect 2010s residential design and construction practices. The building maintains the appearance and functional arrangements typical of suburban residential development during the late 20th century.

Contemporary Construction Assessment: This 2017 dwelling represents standard suburban residential construction of the 2010s, built using contemporary materials, methods, and design principles that had become established for middle-class suburban development. The building likely represents either custom construction by local builders or development by residential construction companies using standardized plans and materials available during the 2010s building boom, when suburban residential construction had become highly systematized and efficient through the use of standardized components and proven design formulas.

History of the Resource

Provide information on previous owners, land use, 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 building was constructed in 2017, is a non-contributing resource and we have no records of past owners for 25599 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 25599 E. Huron River Drive is recommended as a **non-contributing resource** to the Flat Rock Historical District. The dwelling does not meet the 50-year age requirement for National Register consideration and does not contribute to the historical themes and development patterns that define the district's significance.

Non-Contributing Assessment: This property does not contribute to the significance of the Flat Rock Historical District because it was constructed in 2010, well outside the district's period of significance (1922-1972) and after the conclusion of all historical themes that define the district's importance. The building represents early 21st-century suburban development patterns that fundamentally differ from the compact, walkable residential development that supported Ford's village industries concept and created the distinctive community character that gives the district its historical significance.

Architectural Evaluation: While the dwelling represents competent 2010s suburban residential construction with appropriate materials and design characteristics for its period, it does not contribute to the architectural significance of the historic district, which is defined by the residential styles and development patterns of the 1920s through 1940s that

supported Flat Rock's transformation from rural village to industrial community. The contemporary suburban design represents fundamentally different architectural principles and community planning concepts than those that characterize the district's significance.

Temporal and Thematic Disconnection: The building's 2017 construction date places it in a completely different era of Flat Rock's development, when the community had evolved into a suburban municipality with no remaining connection to the Ford Village Industries themes that define the historic district's significance. The property represents modern suburban development that occurred during Flat Rock's transformation into a contemporary suburban community, which constitutes a different chapter in the community's history that lacks association with the district's defining historical themes.

Integrity Assessment: The building appears to maintain good integrity as a 2017 suburban residence, with appropriate design, materials, workmanship, and setting for its construction period. However, it completely lacks integrity of association with the historical themes and development patterns that define the Flat Rock Historical District's significance.

Recommendation: This property is recommended as a **Non-Contributing Resource** to the Flat Rock Historical District. The building does not meet basic age requirements for National Register consideration, was constructed well outside the district's period of significance, and represents development patterns and architectural approaches that are fundamentally incompatible with the Ford Village Industries themes that define the district's historical importance. The property represents a different era of community development that, while part of Flat Rock's continuing evolution, does not contribute to the specific historical significance for which the district merits National Register recognition.

References

List references used to research and evaluate the individual property.

City of Flat 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_99_0004_702; citing records held by the City of Flat Rock.

List of Area #4

	No.	id	Street	Direction	Parcel				Year	Status	Type	desc	
4 1	25876		E. Huron River Drive	North	58	138	02	0012	300	1928	CONTRIBUTOR	BUILDING	
4 2	25890		E. Huron River Drive	North	58	138	02	0011	000	1922	CONTRIBUTOR	BUILDING	
4 3	25906		E. Huron River Drive	North	58	138	02	0009	000	1938	CONTRIBUTOR	BUILDING	
4 4	25916		E. Huron River Drive	North	58	138	02	0008	000	1924	CONTRIBUTOR	BUILDING	
4 5	25926		E. Huron River Drive	North	58	138	02	0007	000	1922	CONTRIBUTOR	BUILDING	
4 6	25936		E. Huron River Drive	North	58	138	02	0006	000	1915	CONTRIBUTOR	BUILDING	duplex
4 7	25946		E. Huron River Drive	North	58	138	02	0005	000	1917	CONTRIBUTOR	BUILDING	
4 8	25954		E. Huron River Drive	North	58	138	02	0004	000	1922	CONTRIBUTOR	BUILDING	
4 9	25964		E. Huron River Drive	North	58	138	02	0003	000	1920	CONTRIBUTOR	BUILDING	
4 10	25976		E. Huron River Drive	North	58	138	02	0002	000	1928	CONTRIBUTOR	BUILDING	
4 11	25984		E. Huron River Drive	North	58	138	02	0001	000	1917	CONTRIBUTOR	BUILDING	
4 12	26010		E. Huron River Drive	North	58	138	01	0291	000	1927	CONTRIBUTOR	BUILDING	
4 13	25437		E. Huron River Drive	South	58	135	99	0008	000	1925	CONTRIBUTOR	BUILDING	
4 14	25519		E. Huron River Drive	South	58	135	99	0007	000	1927	CONTRIBUTOR	BUILDING	
4 15	25547		E. Huron River Drive	South	58	135	99	0006	000	1955	CONTRIBUTOR	BUILDING	
4 16	25595		E. Huron River Drive	South	58	135	99	0005	000	1987	NON-CONTRIBUTOR	BUILDING	
4 17	25603		E. Huron River Drive	South	58	135	99	0004	701	2007	NON-CONTRIBUTOR	BUILDING	
4 18	25741		E. Huron River Drive	South	58	138	01	0302	301	1899	CONTRIBUTOR	BUILDING	Budds
4 19	25861		E. Huron River Drive	South	58	138	01	0300	004	1925	CONTRIBUTOR	BUILDING	
4 20	25875		E. Huron River Drive	South	58	138	01	0300	002	1944	CONTRIBUTOR	BUILDING	Kersten Law Office
4 21	25905		E. Huron River Drive	South	58	138	01	0299	003	1965	CONTRIBUTOR	BUILDING	
4 22	25917		E. Huron River Drive	South	58	138	02	0013	002	1920	CONTRIBUTOR	BUILDING	
4 23	25931		E. Huron River Drive	South	58	138	02	0015	000	1922	NON-CONTRIBUTOR	BUILDING	
4 24	25939		E. Huron River Drive	South	58	138	02	0016	000	1933	CONTRIBUTOR	BUILDING	
4 25	25949		E. Huron River Drive	South	58	138	02	0017	000	1928	CONTRIBUTOR	BUILDING	
4 26	25959		E. Huron River Drive	South	58	138	02	0018	000	1918	CONTRIBUTOR	BUILDING	
4 27	25969		E. Huron River Drive	South	58	138	02	0019	000	1922	NON-CONTRIBUTOR	BUILDING	
4 28	25981		E. Huron River Drive	South	58	138	02	0020	000	1925	CONTRIBUTOR	BUILDING	
4 29	25991		E. Huron River Drive	South	58	138	02	0021	000	1948	CONTRIBUTOR	BUILDING	
4 30	26003		E. Huron River Drive	South	58	138	01	0297	002	1943	CONTRIBUTOR	BUILDING	
4 31	26015		E. Huron River Drive	South	58	138	02	0022	002	2024	NON-CONTRIBUTOR	BUILDING	
4 32	26021		E. Huron River Drive	South	58	138	01	0296	000	1928	CONTRIBUTOR	BUILDING	
4 33	26033		E. Huron River Drive	South	58	138	01	0295	000	1870	CONTRIBUTOR	BUILDING	
4 34	26037		E. Huron River Drive	South	58	138	01	0294	001	1957	CONTRIBUTOR	BUILDING	Monroe Newspaper/Remere
4 35	26041		E. Huron River Drive	South	58	138	01	0293	000	1924	CONTRIBUTOR	BUILDING	
4 36	29021		Garden Blvd.	South	58	138	01	0287	000	1920	CONTRIBUTOR	BUILDING	
4 37	29035		Garden Blvd.	South	58	138	01	0288	301	1929	CONTRIBUTOR	BUILDING	
4 38	25957		Gibraltar Rd.	South	58	138	03	0025	000	1966	CONTRIBUTOR	BUILDING	Car Wash
4 39	29015		Gibraltar Rd.	South	58	138	01	0286	000	1947	Non-Contributor	BUILDING	Spoehrs Market/Fiorelli
4 40	29057		Mill St.	East	58	138	02	0023	302	2002	Non-Contributor	BUILDING	
4 41	29119		Mill St.	East	58	138	02	0023	001	1951	Non-Contributor	BUILDING	
4 42	29050		Mill St.	West	58	138	01	0289	000	1957	CONTRIBUTOR	BUILDING	
4 43	29070		Mill St.	West	58	138	01	0290	000	1920	CONTRIBUTOR	BUILDING	
4 44	25599		E. Huron River Drive	South	58	135	99	004	702	2017	NON-CONTRIBUTOR	BUILDING	