

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

Area Map#5 Resource Count		
	Contributing	Non-Contributing
Buildings	94	14
Sites	1	0
Structures	2	0
Objects	1	0
TOTALS	98	14



MAP KEY	
	Contributing Resource
	Non-Contributing Resource

PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #5

Based on Historic Plats:
Assessor's Flat Rock Plat No. 1 (June 1922)
Assessor's Flat Rock Plat No. 5 (May 1940)

List of Area #5

	No.	id	Street	Direction	Parcel				Year	Status	Type	desc	
5 1	26222		Atwater St.	North	58	094	03	0276	000	1941	CONTRIBUTOR	BUILDING	
5 2	26228		Atwater St.	North	58	094	03	0275	000	1989	NON-CONTRIBUTOR	BUILDING	
5 3	26234		Atwater St.	North	58	094	03	0274	000	1948	CONTRIBUTOR	BUILDING	
5 4	26242		Atwater St.	North	58	094	03	0273	000	1927	CONTRIBUTOR	BUILDING	
5 5	26254		Atwater St.	North	58	094	03	0272	000	1948	CONTRIBUTOR	BUILDING	
5 6	28408		Church St.	North	58	094	03	0174	000	1940	CONTRIBUTOR	BUILDING	
5 7	28418		Church St.	North	58	094	03	0172	000	1920	CONTRIBUTOR	BUILDING	
5 8	28428		Church St.	North	58	094	03	0171	000	1939	CONTRIBUTOR	BUILDING	
5 9	28442		Church St.	North	58	094	03	0170	000	1923	CONTRIBUTOR	BUILDING	
5 10	28454		Church St.	North	58	094	03	0169	000	1920	CONTRIBUTOR	BUILDING	
5 11	28470		Church St.	North	58	094	03	0168	000	1930	CONTRIBUTOR	BUILDING	
5 12	28478		Church St.	North	58	094	03	0189	000	1935	CONTRIBUTOR	BUILDING	
5 13	28614		Church St.	North	58	094	03	0201	000	1919	CONTRIBUTOR	BUILDING	
5 14	28710		Church St.	North	58	999	00	2019	004	1998	NON-CONTRIBUTOR	BUILDING	
5 15	28734		Church St.	North	58	094	03	0225	001	1972	CONTRIBUTOR	BUILDING	
5 16	28752		Church St.	North	58	094	07	0001	000	2002	NON-CONTRIBUTOR	BUILDING	
5 17	28433		Church St.	South	58	094	03	0164	000	1923	CONTRIBUTOR	BUILDING	
5 18	28453		Church St.	South	58	094	03	0166	000	1920	CONTRIBUTOR	BUILDING	
5 19	28465		Church St.	South	58	094	03	0167	000	1943	CONTRIBUTOR	BUILDING	
5 20	28487		Church St.	South	58	094	03	0190	000	1929	CONTRIBUTOR	BUILDING	
5 21	28747		Church St.	South						1890	CONTRIBUTOR	BUILDING	
5 22	28861		Church St.	South	58	094	03	0277	000	2004	NON-CONTRIBUTOR	BUILDING	
5 23	28881		Church St.	South	58	094	03	0278	300	1938	CONTRIBUTOR	BUILDING	
5 24	28893		Church St.	South	58	094	03	0279	002	1947	CONTRIBUTOR	BUILDING	
5 25	28905		Church St.	South	58	094	03	0279	001	1948	CONTRIBUTOR	BUILDING	
5 26	28907		Church St.	South	58	094	03	0279	001	1948	CONTRIBUTOR	BUILDING	
5 27	28207		Cooke St.	East	58	094	03	0148	000	1953	CONTRIBUTOR	BUILDING	
5 28	28219		Cooke St.	East	58	094	03	0149	000	1949	CONTRIBUTOR	BUILDING	
5 29	28229		Cooke St.	East	58	094	03	0150	000	1967	CONTRIBUTOR	BUILDING	
5 30	28241		Cooke St.	East	58	094	03	0151	000	1948	CONTRIBUTOR	BUILDING	
5 31	28307		Cooke St.	East	58	094	03	0152	000	1976	NON-CONTRIBUTOR	BUILDING	
5 32	28319		Cooke St.	East	58	094	03	0153	000	1951	CONTRIBUTOR	BUILDING	
5 33	28329		Cooke St.	East	58	094	03	0154	000	1952	CONTRIBUTOR	BUILDING	
5 34	28349		Cooke St.	East	58	094	03	0155	300	1916	CONTRIBUTOR	BUILDING	
5 35	28407		Cooke St.	East	58	094	03	0156	300	1951	CONTRIBUTOR	BUILDING	
5 36	28425		Cooke St.	East	58	094	03	0157	000	1947	CONTRIBUTOR	BUILDING	
5 37	28441		Cooke St.	East	58	094	03	0158	000	1948	CONTRIBUTOR	BUILDING	
5 38	28453		Cooke St.	East	58	094	03	0159	000	1951	CONTRIBUTOR	BUILDING	
5 39	28465		Cooke St.	East	58	094	03	0160	000	1920	CONTRIBUTOR	BUILDING	

List of Area #5

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
5 40	28473		Cooke St.	East	58	094	03	0161	000	1968	CONTRIBUTOR	BUILDING	
5 41	28230		Cooke St.	West	58	094	03	0179	300	2004	NON-CONTRIBUTOR	BUILDING	
5 42	28326		Cooke St.	West	58	094	03	0175	000	1967	CONTRIBUTOR	BUILDING	
5 43	28464		Cooke St.	West	58	094	03	0162	002	1920	CONTRIBUTOR	BUILDING	
5 44	28478		Cooke St.	West	58	094	03	0162	001	1928	CONTRIBUTOR	BUILDING	
5 45	28614		Division St.	North	58	094	03	0197	000	1940	CONTRIBUTOR	BUILDING	
5 46	28726		Division St.	North	58	094	03	0221	300	1920	CONTRIBUTOR	BUILDING	
5 47	28750		Division St.	North	58	094	03	0239	300	1948	CONTRIBUTOR	BUILDING	
5 48	26068		E. Huron River Drive	North						1990	NON-CONTRIBUTOR	BUILDING	
5 49	26080		E. Huron River Drive	North	58	094	03	0243	002	1955	CONTRIBUTOR	BUILDING	
5 50	26086		E. Huron River Drive	North	58	094	03	0242	000	1932	CONTRIBUTOR	BUILDING	
5 51	26092		E. Huron River Drive	North	58	094	03	0241	000	1924	CONTRIBUTOR	BUILDING	
5 52	26098		E. Huron River Drive	North	58	094	03	0240	000	1926	CONTRIBUTOR	BUILDING	
5 53	26144		E. Huron River Drive	North	58	094	03	0236	300	1957	CONTRIBUTOR	BUILDING	
5 54	26156		E. Huron River Drive	North	58	094	03	0235	300	1941	CONTRIBUTOR	BUILDING	
5 55	26208		E. Huron River Drive	North	58	094	07	0007	000	2000	NON-CONTRIBUTOR	BUILDING	
5 56	26250		E. Huron River Drive	North	58	094	03	0231	000	1857	CONTRIBUTOR	BUILDING	
5 57	26049		E. Huron River Drive	South	58	094	03	0245	001	1940	CONTRIBUTOR	BUILDING	
5 58	26057		E. Huron River Drive	South	58	094	03	0245	002	1924	CONTRIBUTOR	BUILDING	
5 59	26067		E. Huron River Drive	South	58	094	03	0246	001	1920	CONTRIBUTOR	BUILDING	
5 60	26077		E. Huron River Drive	South	58	094	03	0247	301	1920	CONTRIBUTOR	BUILDING	
5 61	26083		E. Huron River Drive										
5 62	26091		E. Huron River Drive	South	58	094	03	0252	300	1920	CONTRIBUTOR	BUILDING	
5 63	26095		E. Huron River Drive	South	58	094	03	0254	000	1946	CONTRIBUTOR	BUILDING	
5 64	26123		E. Huron River Drive	South	58	094	03	0256	002	1946	CONTRIBUTOR	BUILDING	
5 65	26131		E. Huron River Drive	South	58	094	03	0260	000	1890	CONTRIBUTOR	BUILDING	
5 66	26151		E. Huron River Drive	South	58	094	03	0262	000	1941	CONTRIBUTOR	BUILDING	
5 67	26209		E. Huron River Drive	South	58	094	03	0265	000	1920	CONTRIBUTOR	BUILDING	
5 68	26217		E. Huron River Drive	South	58	094	03	0266	000	1920	CONTRIBUTOR	BUILDING	
5 69	26249		E. Huron River Drive	South	58	094	03	0269	000	1949	CONTRIBUTOR	BUILDING	
5 70	26266_68		E. Huron River Drive	North	58	094	03	0230	000	1957	CONTRIBUTOR	BUILDING	
5 71	26128		Gibraltar Rd.	North	58	094	03	0213	302	1950	CONTRIBUTOR	BUILDING	
5 72	29048		Garden Blvd.	North	58	094	03	0244	000	1880	NON-CONTRIBUTOR	BUILDING	
5 73	26118		Gibraltar Rd.	North	58	094	03	0213	303	1940	CONTRIBUTOR	BUILDING	
5 74	26154		Gibraltar Rd.	North	58	094	03	0211	000	1940	CONTRIBUTOR	BUILDING	
5 75	26216		Gibraltar Rd.	North	58	094	03	0210	000	1950	CONTRIBUTOR	BUILDING	
5 76	26228		Gibraltar Rd.	North	58	094	03	0209	000	1930	NON-CONTRIBUTOR	BUILDING	
5 77	26240		Gibraltar Rd.	North	58	094	03	0208	000	1930	CONTRIBUTOR	BUILDING	
5 78	26260		Gibraltar Rd.	North	58	094	03	0206	000	1950	CONTRIBUTOR	BUILDING	

List of Area #5

	No.	id	Street	Direction	Parcel					Year	Status	Type	desc
5 79	26059		Gibraltar Rd.	South	58	094	03	0216	000	1920	CONTRIBUTOR	BUILDING	
5 80	26075		Gibraltar Rd.	South	58	094	03	0218	000	1920	CONTRIBUTOR	BUILDING	
5 81	26085		Gibraltar Rd.	South	58	094	03	0219	000	1937	CONTRIBUTOR	BUILDING	
5 82	26095		Gibraltar Rd.	South	58	094	03	0220	002	2003	NON-CONTRIBUTOR	BUILDING	
5 83	26139		Gibraltar Rd.	South	58	094	03	0223	300	1870	CONTRIBUTOR	BUILDING	
5 84	OMIT - NUMBERING ERROR												
5 85	26235		Gibraltar Rd.	South	58	094	03	0227	002	1951	CONTRIBUTOR	BUILDING	
5 86	26241		Gibraltar Rd.	South	58	094	03	0227	002	1951	CONTRIBUTOR	BUILDING	
5 87	26251		Gibraltar Rd.	South	58	094	03	0228	000	1875	CONTRIBUTOR	BUILDING	
5 88	26263		Gibraltar Rd.	South	58	094	03	0229	000	1939	CONTRIBUTOR	BUILDING	
5 89	28253		Seneca St.	East	58	094	03	0178	000	1925	CONTRIBUTOR	BUILDING	
5 90	28307		Seneca St.	East	58	094	03	0177	000	1955	CONTRIBUTOR	BUILDING	
5 91	28331		Seneca St.	East	58	094	01	0003	300	1947	CONTRIBUTOR	BUILDING	
5 92	28341		Seneca St.	East	58	094	01	0005	001	1954	CONTRIBUTOR	BUILDING	
5 93	28351		Seneca St.	East	58	094	01	0005	302	1945	CONTRIBUTOR	BUILDING	
5 94	28401		Seneca St.	East	58	094	01	0006	000	1920	CONTRIBUTOR	BUILDING	
5 95	28427		Seneca St.	East	58	094	01	0007	002	1920	CONTRIBUTOR	BUILDING	
5 96	28911		Seneca St.	East	58	094	03	0282	001	1875	CONTRIBUTOR	BUILDING	
5 97	26110		Ypsilanti St.	North	58	094	03	0195	000	1954	CONTRIBUTOR	BUILDING	
5 98	26120		Ypsilanti St.	North	58	094	03	0194	000	1920	CONTRIBUTOR	BUILDING	
5 99	26152		Ypsilanti St.	North	58	094	03	0191	000	1930	CONTRIBUTOR	BUILDING	
5 100	26228		Ypsilanti St.	North	58	094	03	0188	000	1952	CONTRIBUTOR	BUILDING	
5 101	26242		Ypsilanti St.	North	58	094	03	0187	000	1920	CONTRIBUTOR	BUILDING	
5 102	26256		Ypsilanti St.	North	58	094	03	0186	000	1920	CONTRIBUTOR	BUILDING	
5 103	26268		Ypsilanti St.	North	58	094	03	0185	000	2016	NON-CONTRIBUTOR	BUILDING	New
5 104	26139		Ypsilanti St.	South	58	094	03	0199	000	1965	CONTRIBUTOR	BUILDING	Bruce Hammond
5 105	26153		Ypsilanti St.	South	58	094	03	0200	000	1920	CONTRIBUTOR	BUILDING	
5 106	26227		Ypsilanti St.	South	58	094	03	0202	000	2023	NON-CONTRIBUTOR	BUILDING	New
5 107	26237		Ypsilanti St.	South	58	094	03	0203	000	1920	CONTRIBUTOR	BUILDING	
5 108	26251		Ypsilanti St.	South	58	094	03	0204	000	1992	NON-CONTRIBUTOR	BUILDING	New
5 109	26269		Ypsilanti St.	South	58	094	03	0205	000	1929	CONTRIBUTOR	BUILDING	
5 110	NVA	5A & 5B	E. Huron River Drive	South	58	094	03	0270	000		CONTRIBUTOR	STRUCTURE	Paved Parking -Bobcean
5 111	NVA	5C	Ypsilanti St.	North	58	094	03	0192	000	1949	CONTRIBUTOR	STRUCTURE	Mail Marker
5 112	NVA	5D	Ypsilanti St.	North							CONTRIBUTOR	OBJECT	Paved Parking - Old High School
5 113	NVA	5E	E. Huron River Drive	South						1832	CONTRIBUTOR	SITE	Canal Site

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26222 Atwater Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0276_000 Lot 276 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094556	Long: -83.292578	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1941
Architectural Style	Wartime Vernacular
Building Form	1 Story Rectilinear
Roof Form	Hipped w/ front projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Brick/Stone
Window Materials	Aluminum
Window Type	Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	Shed on alley

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1941-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26222 Atwater			
Historic/Original Owner	Isidore Vivoni			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1940 Vernacular residence with Prairie influence is a single-story frame dwelling on Atwater Street. Constructed during the established phase of Ford's Village Industries program and in the final pre-war years, the property represents quality residential development characteristic of the late Village Industries era.

The house exhibits a **hipped roof** with broad proportions creating the horizontal emphasis characteristic of Prairie-influenced design. A **front gable projection** over the porch adds visual interest while maintaining the overall horizontal profile. A **brick chimney** rises from the roof mass. The roof is covered with asphalt shingles. The exterior is clad in white aluminum siding.

A **covered front porch** with black metal posts and railings spans a portion of the facade, providing sheltered outdoor living space. Porch furniture including rocking chairs and a table demonstrates active residential use. Concrete steps lead from the sidewalk to the porch. The windows are aluminum sliding units, likely replacements.

The stone/concrete block foundation is visible. A **shed** is located on the alley behind the property. A satellite dish is mounted on the roof.

Character-defining features include the hipped roof with front gable projection, horizontal Prairie-influenced massing, covered front porch, brick chimney, and pre-WWII Village Industries residential character.

History of the Resource

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

In 1931, Frank Trombley owned lot 6 of block 9 in the Village of Flat Rock and there was not a residence indicated.¹ In 1942, Isidore Vivoni [of Detroit] owned lot 276 of the Assessor's Flat Rock Plant No. 5; and the residence thereon, 26222 Atwater Street.² Mary B. Light resided at 26222 Atwater St. from 1953 through 1957.³ Sam Stavros resided at 26222 Atwater from 1959 through 1966; and in 1971, Joseph F. Panches resided at 26222 Atwater Street.⁴

Statement of Significance/Recommendation of Eligibility

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

This c. 1940 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.**

Criterion A: Constructed c. 1940 during the established Village Industries era, this vernacular dwelling represents the residential development that characterized Flat Rock's growth. By 1940, Ford's lamp plant had operated for over a decade, and the community had established itself as a desirable residential area for industrial workers.

The hipped roof with broad proportions creates horizontal emphasis characteristic of Prairie-influenced design, which was popular in Michigan during the early 20th century. This horizontal character, combined with the front gable projection, creates an attractive residential composition.

This property represents residential development on Atwater Street within the Village Industries community.

Integrity: The property retains integrity of location, design (hipped-roof cottage form with front gable projection and covered porch clearly legible), setting, feeling, and association. Material integrity has been diminished through aluminum siding and replacement windows.

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

The c. 1940 construction date places this property within the established pre-WWII Village Industries era. The vernacular form with Prairie-influenced hipped roof, front gable projection, and covered front porch remains clearly legible despite material alterations. The property contributes to understanding late pre-war residential development patterns in the Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; citing records held by the City of Flat Rock.

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; pg. 97, entry for Frank Trombley; original records held by Brownstown Township Historical Society.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 357, entry for Isidore Vivoni; original records held by Brownstown Township Historical Society.

³ Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: November 1953); original held by Brownstown Historical Society.

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

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	26228 Atwater Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0275_000 Lot 275 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094670	Long: -83.292748			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	c. 1940s (remodeled 1989)
Architectural Style	Minimal Traditional (heavily altered)
Building Form	Single-story gabled house
Roof Form	Front gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding (1989 renovation)
Foundation Materials	Concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Small garage (rear alley)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				
Area(s) of Significance	Community Planning & Development; Industry; Social History			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	26228 Atwater			
Historic/Original Owner				
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The dwelling at 26228 Atwater Street North presents as a single-story residence that originated in the 1940s but was substantially remodeled in 1989, resulting in a building that no longer clearly communicates its original wartime construction period or historical architectural character. The extensive 1989 renovation has created a building that reflects late 20th-century design preferences and construction approaches rather than the 1940s Minimal Traditional characteristics that would have originally defined the structure.

The structure displays a front-gabled form that may retain some relationship to the original building configuration, though the 1989 remodeling has likely altered the original proportional relationships and architectural details that would have characterized the 1940s construction. The current roofline configuration and massing arrangement reflect the renovation work rather than the original design concept, making it difficult to assess the building's original architectural merit or historical character.

The most significant impact of the 1989 renovation is evident in the building's comprehensive exterior treatment, which appears to have involved substantial changes to the original building envelope. The current appearance suggests that the renovation included new siding, windows, porch treatment, and other exterior modifications that have eliminated most of the original architectural character and period-defining features that would enable the building to communicate its 1940s construction date.

The exterior walls are clad in gray vinyl siding that represents the 1989 renovation period rather than original or period-appropriate materials. This comprehensive re-siding, combined with other renovation work, has created an exterior appearance that reflects 1980s renovation approaches and aesthetic preferences rather than 1940s residential design characteristics. The current material treatment eliminates the building's ability to convey its original construction period or architectural significance.

The fenestration pattern has been modified through the renovation process, with current windows appearing to be replacement units installed as part of the 1989 work. These windows, while functional, do not maintain the proportional relationships or material character that would be appropriate to the building's original 1940s construction period. The window modifications contribute to the building's inability to communicate its historical associations or architectural character.

The front porch treatment appears to be a product of the 1989 renovation, featuring materials and design elements that reflect late 20th-century preferences rather than 1940s residential design traditions. The porch modification, while providing functional shelter, represents a departure from the original architectural character that would have defined the building during its period of historical significance.

Character-defining elements from the original 1940s construction period have been largely eliminated or obscured by the comprehensive 1989 renovation, preventing the building from effectively communicating its original construction period, architectural character, or historical associations with the wartime development that characterized Flat Rock during the 1940s.

History of the Resource

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

In 1959, Glen Buck resided at 26228 Atwater.¹ In 1939, Milton & Francis Coop were living at 26228 Atwater.² In 1971, Robert A. St. Amore resided at 26228 Atwater Street.³

Statement of Significance/Recommendation of Eligibility

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

Assessment of Historical and Architectural Significance: While this property originated during the 1940s wartime period and therefore has potential historical associations with Flat Rock's continued residential development during World War II, the comprehensive 1989 renovation has compromised the building's integrity to such a degree that it can no longer effectively communicate its historical significance or original architectural character from the 1940s construction period.

Impact of 1989 Renovation: The extensive renovation work undertaken in 1989 appears to have involved comprehensive changes to the building's exterior envelope, including new siding, windows, porch treatment, and other modifications that

¹ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Atwater Street in Flat Rock; 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 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

have eliminated the architectural characteristics that would enable the building to convey its 1940s construction period. This renovation represents a fundamental alteration of the building's historical character rather than preservation or restoration of period-appropriate features.

Integrity Assessment:

Location: Excellent integrity retained on original site within the residential neighborhood that developed during the wartime period.

Design: Poor integrity due to comprehensive renovation that has altered the original massing relationships, proportional characteristics, and architectural composition that would have defined the 1940s construction.

Setting: Good integrity within the established residential neighborhood context, though the building's altered character affects its compatibility with surrounding properties that retain greater historical character.

Materials: Poor integrity due to comprehensive material replacement during the 1989 renovation that has eliminated original building fabric and period-appropriate material character.

Workmanship: Poor integrity as original 1940s construction details and craftsmanship are largely obscured by the 1989 renovation work that employed different construction approaches and aesthetic preferences.

Feeling: Poor integrity as the building no longer conveys the character of 1940s wartime residential construction or effectively represents the historical period during which it was originally built.

Association: Compromised integrity due to the building's inability to clearly communicate its association with wartime residential development because of extensive alterations that have obscured its original historical character and architectural significance.

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 (1940s), the comprehensive 1989 renovation has compromised the property's integrity to such a degree that it no longer meets National Register standards for contributing status.

The extensive renovation has eliminated the architectural characteristics that would enable the building to communicate its historical associations with wartime residential development or its original 1940s construction period. The building's current appearance reflects late 20th-century renovation approaches rather than the historical period it represents, preventing it from contributing to the district's ability to illustrate the patterns of wartime development that characterized Flat Rock during the 1940s.

This assessment aligns with National Register guidelines that emphasize a property's ability to convey its historical significance through retained architectural integrity. The extent and character of the 1989 renovation exceed the threshold for acceptable change within a historic district context, as they have fundamentally altered the building's ability to represent its historical period and associations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; 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	26234 Atwater Street [419 Atwater]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0274_000 Lot 274 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0947053		Long: -83.2929248		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920s
Architectural Style	Minimal Traditional
Building Form	1.5 story gabled cottage
Roof Form	Side gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Vinyl/Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1920-1947 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	26234 Atwater			
Historic/Original Owner				
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

SHPO Concurrence?: Y / N	Date:

Narrative Architectural Description

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

This c. 1920s cottage is a 1.5-story residential structure situated on Atwater Street in Flat Rock. The building represents residential development during the early Ford Village Industries period, constructed during the 1920s boom when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the modest, working-class housing that supported the community's development, though material alterations have impacted its original character.

The house exhibits simple cottage characteristics with a side gable roof form punctuated by a prominent front-facing gable dormer that creates additional second-floor space and provides visual interest to the facade. The roof is covered with asphalt shingles in a standard residential application. The combination of side gable with front dormer was a practical design approach popular in 1920s working-class housing, providing economical construction with adequate interior space.

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

The windows have been replaced with modern vinyl or aluminum units that alter the building's original character. The replacement windows include decorative shutters that add visual interest but are not original to the 1920s construction. The window replacement represents a significant alteration that impacts the building's authentic 1920s appearance and reduces its material integrity.

The front facade displays a simple, straightforward composition with a small projecting gabled entry porch that provides shelter for the front entrance. This front porch configuration is characteristic of modest 1920s cottage design and represents one of the building's most identifiable original features despite material changes. Metal railings and concrete steps provide access to the entrance.

An important feature of this property is the retention of its original detached garage located at the rear of the property. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the 1920s period when automobile ownership was becoming increasingly common.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes basic landscaping that maintains the residential character typical of working-class neighborhoods developed during the Ford Village Industries period.

Despite the material alterations, character-defining features that remain include the 1.5-story cottage form, the side gable roof with front gable dormer, the projecting front entry porch, the compact scale typical of 1920s working-class housing, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's role in the early Ford Village Industries period residential development.

History of the Resource

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

In 1930, James F. & Alta I. Turpin were living at 419 Atwater St., and James was employed as a Tool Maker for the Lamp Plant.¹ In 1939, Thomas & Margaret Kuderik and their family were living at 26234 Atwater.² In 1940, Thomas & Margaret Kuderik and their family were living at 26234 Atwater St., and Thomas was employed as an electrician for the steel mill.³ In 1950, Joseph & Pauline Bondy and their children resided at 26234 Atwater; and Joseph worked as shipper & packer for the Chemical Plant.⁴ In 1959, Leo DeChant resided at 26234 Atwater.⁵ In 1971, Leo T. DeChant resided at 26234 Atwater Street.⁶

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 7B, dwelling 159, family 175, for James F. & Alta I. Turpin; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KC?cat=1036363&i=451&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 452 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 67, for Thomas & Margaret Kuderik and family; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 27 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 15, dwelling 158, for Joseph & Pauline Bondy and children; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 16 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Atwater Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

This c. 1920s property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development**. The property represents significant residential development during the early Ford Village Industries period and demonstrates the modest, working-class housing that supported the community's transformation, though material alterations limit its architectural significance and individual eligibility potential.

Criterion A - Community Planning and Development: Built during the 1920s, this house represents residential development during the crucial early phase of Ford's Village Industries program when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the modest, working-class housing that was constructed to support the growing industrial workforce and contributed to the community's viability as a planned industrial community.

Early Ford Village Industries Period: The 1920s construction date places this property in the early Ford Village Industries period, representing the residential development that accompanied Ford's decentralized industrial vision. The modest cottage design reflects the type of affordable housing that was necessary to attract and retain industrial workers during this transformative period in the community's history.

Working-Class Housing Representation: The building represents the type of modest, practical housing that characterized working-class residential development during the 1920s. The simple cottage form with economical construction methods demonstrates how communities like Flat Rock provided affordable housing options for industrial workers and their families during the Ford Village Industries period.

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

District Contributing Status: Despite material alterations, the building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the basic cottage form, the distinctive front gable dormer, the projecting entry porch, and the original garage allows the property to convey the residential development patterns of the 1920s and the working-class housing that supported the Ford Village Industries community.

Historical Context: The building represents an important period in Flat Rock's development when the community was establishing itself as a viable industrial community under Ford's Village Industries program. The modest housing represented by this property was essential to the success of Ford's decentralized industrial experiment.

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

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0274_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26242 Atwater Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0273_000 Lot 273 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094822		Long: -83.292969		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1927	
Architectural Style	American Foursquare/Prairie School influence	
Building Form	Two-story hip-roof, dormer	
Roof Form	Hip roof with front 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 ☒	No ☐
Number/Type:	1 garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1927-1975 Late period			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	26242 Atwater			
Historic/Original Owner	Heiss Family Home			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The dwelling at 26242 Atwater Street North presents as a substantial two-story residence constructed in 1927 during the peak prosperity period of Flat Rock's Ford Village Industries expansion. The building exemplifies the American Foursquare type with Prairie School influences that remained popular through the late 1920s, representing the architectural sophistication and economic success achieved by the established Ford Village Industries community during its mature development phase.

The structure displays the characteristic hip-roofed form that defines the American Foursquare type, creating a substantial and dignified presence within the residential streetscape. The primary roof is covered in brown asphalt shingles and features a prominent front-facing dormer that provides additional natural light and interior space to the upper level while maintaining the building's cubic massing and formal composition. The roofline's clean geometry and substantial proportions reflect the influence of the Foursquare type, which emphasized practicality, efficient space utilization, and middle-class respectability.

The building's massing demonstrates the solid, cubic form characteristic of American Foursquare design, with a full two-story height that maximizes living space within a substantial but compact footprint. This scale reflects both the building standards of the late 1920s prosperity period and the economic aspirations of Flat Rock's Ford-era residents who had achieved sufficient prosperity to invest in substantial, permanent housing that conveyed middle-class status and community stability.

The exterior walls are currently clad in tan 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, corner treatments, and window proportions, preserving the building's essential character-defining features and the clean, substantial lines characteristic of Foursquare design.

The fenestration pattern reflects the balanced, symmetrical arrangement typical of American Foursquare design, with regularly spaced windows creating visual harmony and emphasizing the building's formal residential character. The front facade features well-proportioned groups of windows arranged symmetrically around the central entrance, maintaining appropriate scale relationships and rhythmic spacing. The dormer contains additional windows that provide natural light to upper-level spaces while maintaining the building's proportional integrity.

The front porch treatment showcases the substantial character typical of Foursquare design, with a hip-roofed porch supported by substantial posts that provide appropriate scale and visual weight. The porch demonstrates the Foursquare emphasis on formal, dignified presentation while maintaining residential scale and accessibility. The entrance appears to be centrally positioned, maintaining the symmetrical composition characteristic of the style.

Character-defining elements include the building's substantial hip-roofed massing with front dormer, the symmetrical facade composition, the substantial front porch treatment, and the solid, cubic proportions that reflect American Foursquare design principles adapted to Ford-era prosperity. The building's architectural character represents the democratization of substantial middle-class housing during the 1920s when Ford Village Industries wages enabled working families to invest in homes that incorporated fashionable architectural elements and conveyed social respectability.

History of the Resource

Provide information on previous owners, land use, 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, Harry & Alma Heiss and family were living at 417 Atwater St., and Harry was employed as a Mechanic for the Lamp Plant.¹ In 1939, Harry & Leona Heiss and family were living at 26242 Atwater.² In 1940, James & Bertha Cox and family were living at 26242 Atwater St., and James was employed as a brakeman for the steam railroad.³

In 1950, Edmund & Helen Schafer and daughter resided at 26242 Ypsilanti; and Edmund worked as a contractor at the Trenton Channel Power Plant.⁴ In 1959, J.J. Wagner resided at 26234 Atwater.⁵

In 1971, Richard F. Sieloffs resided at 26242 Atwater Street.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 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 American Foursquare design from the late 1920s. Constructed in 1927, the building represents the mature community development that demonstrated the success of Ford's industrial experiment and the prosperity it brought to working families who could afford substantial, architecturally distinguished housing.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the established prosperity phase of the Ford Village Industries period when the community had achieved stability and economic success that enabled substantial residential investment. The building's 1927 construction date places it at the peak 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 substantial, dignified housing that reflected middle-class aspirations.

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 social advancement. The American Foursquare style choice indicates both the influence of national architectural trends and the economic capacity of Ford workers to build homes that incorporated fashionable design elements while providing substantial family accommodation and social respectability.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of American Foursquare design that demonstrates the influence of national architectural movements on local building practices during the prosperous late 1920s. The building represents the democratization of substantial middle-class housing during the Ford era when improved wages and stable employment enabled working families to invest in homes that reflected contemporary architectural fashion and social aspirations.

The American Foursquare form's emphasis on cubic massing, symmetrical composition, substantial scale, and formal presentation made it particularly appropriate for expressing middle-class respectability and prosperity, while its practical efficiency and established popularity made it accessible to working families who had achieved economic advancement through Ford employment. The building demonstrates how national architectural trends were successfully adapted to local building practices and economic opportunities.

Integrity Assessment:

Location: Excellent integrity retained on original site within the established residential neighborhood that developed during the Ford era.

Design: Good integrity through preservation of essential American Foursquare massing, hip-roofed configuration with dormer, symmetrical facade arrangement, porch treatment, and proportional relationships despite material updates.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 224 (stamped), enumeration district (ED) 82-880, sheet 8A, dwelling 160, family 176, for Harry & Alma Heiss and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-69?cat=1036363&i=452&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 453 of 1148; United States. National Archives and Records Administration.

² [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 69, for James & Bertha Cox and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q9S-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 ,Image 27 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 71, dwelling 37, for Edmund & Helen Schafer and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Atwater Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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 Foursquare design characteristics remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, porch design, massing relationships, and overall construction approach, with original building techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of substantial late 1920s middle-class housing and the architectural prosperity achieved during the peak Ford Village Industries period.

Association: Strong associative integrity with the peak prosperity period that demonstrated the success of Ford's industrial experiment and its ability to enable working families to achieve middle-class housing standards and social advancement.

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 substantial 1920s working-class housing.

The building's retention of essential American Foursquare characteristics, proportional relationships, and architectural character allows it to continue effectively representing the peak phase of Flat Rock's Ford-era prosperity when working families achieved sufficient economic success to invest in substantial, dignified housing that reflected contemporary architectural fashion and middle-class social aspirations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel 58_094_02_0085_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26254 Atwater Street [413 Atwater]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0272_000 Lot 272 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094621	Long: -83.292791	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Folk Victorian
Building Form	2 story rectilinear
Roof Form	Cross gables
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 ☒ No ☐
Number/Type:	1 shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development, Architecture; Industry; Social History			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ siding	Moved ☐	Date(s):
Current/Common Name	26254 Atwater			
Historic/Original Owner	Ivon Moffitt			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1920s Folk Victorian/Queen Anne cottage is a two-story residential structure situated on Atwater Street in Flat Rock. The building represents residential development during the early Ford Village Industries period, constructed during the 1920s boom when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates more substantial middle-class housing that supported the community's development, with distinctive architectural character despite material alterations.

The house exhibits Folk Victorian/Queen Anne characteristics with a complex cross-gable roof form that includes multiple projecting front gables creating visual interest and architectural sophistication. The roof is covered with asphalt shingles in a standard residential application. The cross-gable design with twin projecting front gables is characteristic of popular late Victorian cottage designs that continued to be built into the 1920s, representing a transitional architectural period.

An outstanding feature of this property is the expansive front porch that extends across the full width of the facade, supported by turned posts and featuring decorative railings. This full-width front porch is one of the most distinctive and character-defining elements of the building, demonstrating the Folk Victorian/Queen Anne emphasis on outdoor living spaces and decorative elements. The porch appears to retain its original configuration and proportions despite other alterations to the building.

The exterior walls are currently clad in vinyl siding that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1920s construction. The vinyl siding installation has altered the building's original appearance and material integrity, though the underlying building form, distinctive roof configuration, and porch design remain intact.

The windows have been replaced with modern vinyl or aluminum units that alter some of the building's original character. The replacement windows include decorative shutters that add visual interest and reflect the Victorian/Folk Victorian tradition of decorative window treatments, though these shutters are likely not original. Despite the window replacement, the overall window arrangement and proportions appear to maintain the original fenestration pattern typical of Folk Victorian design.

The front facade displays an asymmetrical composition typical of Victorian-influenced design, with the twin projecting front gables creating visual complexity and the full-width porch providing a strong horizontal element that balances the vertical emphasis of the gables. This combination of vertical and horizontal elements creates the dynamic composition characteristic of Folk Victorian architecture.

The building's scale and architectural elaboration suggest this was a more substantial middle-class residence compared to the simpler working-class cottages in the neighborhood, indicating the range of housing types that developed during the early Ford Village Industries period. The decorative gable forms and expansive porch demonstrate investment in architectural quality and aesthetic appeal.

An important feature of this property is the retention of its original detached garage located at the rear of the property. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance. The garage helps convey the residential development patterns of the 1920s period when automobile ownership was becoming standard for middle-class families.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes well-maintained landscaping with decorative plantings and a white picket fence that enhances the residential character and reinforces the Victorian aesthetic.

Despite the material alterations, character-defining features that remain include the complex cross-gable roof with twin projecting front gables, the full-width front porch with decorative posts and railings, the two-story scale indicating middle-class housing, the asymmetrical Victorian-influenced composition, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's architectural sophistication and its role in early Ford Village Industries period residential development.

History of the Resource

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

In 1930, John I. & Mary E. Faehl and family were living at 413 Atwater St., and John was employed as a section hand for the railroad.¹ In 1939, Garrett Moffett and family were living at 26254 Atwater.² In 1940, Jerome & Hessie Moffitt and family were living at 26254 Atwater St., and Jerome was employed as a press operator for the auto factory.³ In 1950, Garrett & Hattie Moffitt and family resided at 26234 Atwater; and Garrett worked as a punch press at an Auto Parts Manufacturer.⁴ Garrett Moffitt resided at 26234 Atwater from 1959 through 1965.⁵

Statement of Significance/Recommendation of Eligibility

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

This c. 1920s property is recommended as **Contributing** to the Flat Rock Historical District and has potential for Individual Eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture. The property represents significant residential development during the early Ford Village Industries period and demonstrates more substantial middle-class housing with distinctive architectural character, though material alterations somewhat limit its individual eligibility potential.

Criterion A - Community Planning and Development: Built during the 1920s, this house represents residential development during the crucial early phase of Ford's Village Industries program when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the more substantial, middle-class housing that was constructed alongside working-class cottages, showing the range of housing types that supported the community's viability as a planned industrial community. The architectural quality indicates this was housing for supervisory workers, skilled tradesmen, or small business owners who contributed to the community's economic and social structure.

Criterion C - Architecture: The property represents an excellent example of Folk Victorian/Queen Anne cottage design from the 1920s, demonstrating the continuation of Victorian architectural traditions into the early 20th century. The complex cross-gable roof with twin projecting front gables and the expansive full-width front porch are distinctive architectural features that demonstrate quality residential design. Despite vinyl siding and window replacement, the building retains its essential Victorian-influenced architectural character through its distinctive roof form and prominent porch.

Early Ford Village Industries Period: The 1920s construction date places this property in the early Ford Village Industries period, representing the residential development that accompanied Ford's decentralized industrial vision. The more substantial middle-class design reflects the diverse housing needs of an industrial community and demonstrates how Flat Rock attracted residents across different economic levels.

Architectural Distinction: The complex roof form with twin projecting gables, the full-width front porch with decorative elements, and the overall Victorian-influenced composition make this property architecturally distinctive within the district. These features demonstrate quality residential design and craftsmanship that elevate this property above simpler cottage designs of the same period.

Material Integrity Considerations: While vinyl siding and replacement windows have impacted material integrity, the building retains its distinctive architectural form, the character-defining front porch, and the complex roof configuration that convey its Folk Victorian/Queen Anne character. The retention of these essential design features provides sufficient integrity for both district contribution and potential individual eligibility.

District Contributing Status: The building retains excellent integrity in location, design, workmanship (visible in the retained architectural features), setting, feeling, and association. The retention of the distinctive roof form, the full-width porch, and

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 224 (stamped), enumeration district (ED) 82-880, sheet 8A, dwelling 161, family 177, for John I. & Mary E. Faehl and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-69?cat=1036363&i=452&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 453 of 1148; United States. National Archives and Records Administration.

² [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 70, for Jerome & Hessie Moffitt and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 27 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 15, dwelling 160, for Garrett & Hattie Moffitt and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 16 of 58; United States. National Archives and Records Administration.

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

the original garage allows the property to strongly convey the residential development patterns of the 1920s and the range of housing types that supported the Ford Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) Parcel 58_094_02_0085_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28408 Church Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0173_000 Lot 173 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097759	Long: -83.288562	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	ca. 1940
Architectural Style	Colonial Revival
Building Form	Two-story gabled house
Roof Form	Side gable with front addition
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete/concrete block
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1940-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ siding	Moved ☐	Date(s):
Current/Common Name	28408 Church			
Historic/Original Owner	Anna Lindsay			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	29 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The dwelling at 28408 Church Street North presents as a two-story residence constructed in 1940, representing the pre-war residential development that characterized Flat Rock's continued growth during the late 1930s and early 1940s when the community's established industrial base continued to support substantial housing construction despite approaching wartime restrictions. The building exemplifies the Colonial Revival influenced design that remained popular during the late 1930s and early 1940s, combining traditional American architectural imagery with the practical construction approaches that would soon be adapted to wartime material constraints.

The structure displays a side-gabled form with what appears to be a front addition or projection that creates visual interest and provides additional interior space. The roofline is covered in dark asphalt shingles and demonstrates the substantial proportions and traditional geometry that characterized quality residential construction during the pre-war period. The building's massing reflects the efficient use of space and traditional proportions that made Colonial Revival derivatives particularly suitable for family housing when substantial construction was still possible before wartime restrictions.

The building exhibits characteristic features of late Colonial Revival design with its emphasis on traditional proportions, symmetrical tendencies, and residential dignity that made it appealing to families seeking homes that conveyed stability and American architectural values. The side-gabled roof form and substantial two-story height demonstrate the influence of Colonial Revival traditions adapted to the practical requirements of late 1930s residential construction.

The exterior walls are currently clad in light green 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 traditional lines characteristic of Colonial Revival influenced design.

The fenestration pattern reflects the balanced arrangement typical of Colonial Revival influenced design, with regularly spaced windows creating visual harmony and emphasizing the building's traditional residential character. The front facade features well-proportioned windows that maintain appropriate scale relationships and traditional proportions. Windows appear to be vinyl replacement units with double-hung sash configuration, though the original opening sizes and Colonial Revival proportional relationships have been preserved.

The building appears to have a front entrance that maintains appropriate scale and traditional character, though the specific details are partially obscured by landscaping. The entrance treatment likely reflects the Colonial Revival preference for dignified, traditional presentation while maintaining residential accessibility and practical functionality.

Character-defining elements include the building's substantial two-story massing with side-gabled roof form, the traditional proportions that reflect Colonial Revival influence, and the balanced facade composition that demonstrates the continuing influence of traditional American residential design during the pre-war period. The building's architectural character represents the final phase of substantial residential construction before wartime restrictions altered building practices and material availability.

History of the Resource

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

In 1939, George & Ella Warner and family were living at 28408 Church.¹

In 1940, George & Ella Warner and family were living at 28408 Church St., and George was employed as a foreman for sewer construction.²

In 1942, Anna Lindsay owned lot 173 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 28408 Church.³

In 1950, Clarence & Virgina Lowe and children resided at 28408 Church; and Clarence worked as a Locomotive Foreman at the Railroad.⁴

In 1959, C.W. Lowe resided at 28408 Church Street.⁵ In 1971, Frank Thibeault resided at 28408 Church Street.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 property derives its significance from its association with the pre-war residential development that demonstrated Flat Rock's continued viability and growth during the late 1930s and early 1940s when the community's established industrial base enabled substantial residential construction despite the approaching wartime restrictions that would soon limit civilian building activity. Constructed in 1940, the building represents the final phase of pre-war housing construction that provided the residential foundation for the community's wartime industrial contributions.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the pre-war residential development that characterized Flat Rock's continued growth and stability during the late 1930s and early 1940s. The building's 1940 construction date places it within the critical pre-war period when communities with established industrial infrastructure continued to experience residential investment despite the economic uncertainties and approaching wartime conditions that would soon restrict civilian construction.

Properties constructed during this period demonstrate Flat Rock's continued attractiveness as a residential community and its economic stability during the challenging late Depression and pre-war years. The building represents the type of substantial housing that enabled the community to maintain its residential population and attract additional workers as industrial production began to increase in preparation for potential wartime manufacturing demands.

The property's construction during the immediate pre-war period illustrates the community's ongoing stability and confidence in its economic future during a period of national uncertainty, demonstrating that Flat Rock's industrial foundation provided sufficient economic security to justify continued residential investment even as wartime restrictions approached.

Integrity Assessment:

Location: Excellent integrity retained on original site within the established residential neighborhood that developed during the pre-war period.

Design: Good integrity through preservation of essential Colonial Revival influenced massing, roofline configuration, and proportional relationships despite material updates.

Setting: Good integrity within the established residential neighborhood that developed during both the Ford era and pre-war periods, maintaining appropriate scale and character relationships.

Materials: Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the architectural organization and traditional design characteristics remain clearly readable.

Workmanship: Good integrity retained in structural elements, roofing configuration, and overall building approach, with original construction techniques evident beneath surface modifications.

¹ [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 164, for George & Ella Warner and family; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-19M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; pg. 348, entry for Anna Lindsay; original records held by Brownstown Township Historical Society.

⁴ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 4, dwelling 30, for Clarence & Virgina Lowe and children; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: Good integrity in conveying the character of 1940 pre-war residential construction and the traditional architectural values that characterized late Colonial Revival influenced design.

Association: Strong associative integrity with the pre-war development period that demonstrated Flat Rock's continued viability and attractiveness as a residential community during the challenging late Depression and pre-war years.

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 pre-war residential development that demonstrated Flat Rock's continued growth and stability during the late 1930s and early 1940s despite common material alterations.

The property meets National Register standards for contributing status because it effectively communicates its role in the pre-war period when Flat Rock's established industrial infrastructure enabled continued residential construction despite approaching wartime restrictions. The building's retention of essential massing, traditional proportional relationships, and Colonial Revival influenced character allows it to continue effectively representing the pre-war period when substantial residential construction demonstrated community confidence and economic stability 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 by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28418 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0172_000 Lot 172 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097661		Long: -83.288799		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Vernacular/Prairie School influence
Building Form	Single-story hip-roofed house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block/PermaStone
Window Materials	Vinyl frame replacements
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development, Architecture; Industry; Social History			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28418 Church			
Historic/Original Owner	Charles Kuster			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The dwelling at 28418 Church Street North presents as a single-story residence constructed in 1920, representing the pre-Ford period residential development that established the foundation for Flat Rock's subsequent transformation into an industrial community. 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 residential streetscape. The primary roof is covered in gray 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 most notable architectural feature is the building's distinctive stone foundation that provides substantial visual weight and demonstrates the quality construction practices employed during the 1920s. This stone foundation work represents a significant investment in permanent, high-quality construction that speaks to both the builder's craftsmanship and the owner's commitment to substantial residential development. The stone foundation treatment reflects both practical durability considerations and the aesthetic preferences of the period when masonry construction conveyed permanence and respectability.

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 Prairie School influenced design.

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 windows that provide substantial natural light to interior spaces and demonstrate the period's preference for visual connection between interior and exterior environments.

The front entrance is accessed via concrete steps with metal railings, leading to a covered entrance area that provides weather protection while maintaining the building's horizontal emphasis and Prairie School influenced character. The entrance treatment demonstrates the practical design approaches that characterized early 20th-century residential construction.

Character-defining elements include the building's substantial hip-roofed massing, the distinctive stone foundation work, the horizontal emphasis of the facade composition, 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.

Charles C. Kuster and Vera A., his wife, conveyed Lot 172 to Walter Wright and Catherine E., his wife, by Warranty Deed on January 11, 1941, recorded January 13, 1941.¹

In 1948, T.S. Peacock was living at 28418 Church St.² In 1950, Ronald & Hazel Peacock resided at 28418 Church; and Ronald worked as a fireman for the railroad.³ In 1953, Ronald Peacock was living at 28418 Church St.⁴ In 1959, Ronald Peacock resided at 28418 Church Street.⁵ In 1971, James Vernon Allred resided at 28418 Church Street.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 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, and its quality construction demonstrates the building standards that helped attract Ford's attention to the community.

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 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, simplified detailing, and substantial stone foundation 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:

Excellent integrity retained on original site within the established residential neighborhood that developed during the pre-Ford period. Good integrity through preservation of essential hip-roofed massing, horizontal composition, and proportional relationships despite material updates. Good integrity within the residential neighborhood that developed during the transitional period between rural community and industrial town. Compromised integrity due to vinyl siding installation over original wood siding and replacement windows, though the stone foundation and architectural organization remain intact and clearly readable. Good integrity retained in structural elements, stone foundation construction, and overall building approach, with original construction techniques evident in the preserved stonework and beneath surface modifications. Good integrity in conveying the character of substantial 1920 residential construction that established Flat Rock's pre-

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² Michigan Bell Telephone Company, Carleton - Flat Rock (Residential and Classified Telephone Directory, **October 1948**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 31, for Ronald & Hazel Peacock ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 57 of 58; United States. National Archives and Records Administration.

⁴ Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

industrial community foundation. Strong associative integrity with the pre-Ford development period that created the community infrastructure essential for attracting subsequent industrial investment.

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, stone foundation work, 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 distinctive stone foundation work represents a particularly significant survival of period craftsmanship and construction quality that enhances the building's architectural and historical value 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 by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel 58_094_03_0172_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28428 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0171_000 Lot 171 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097547	Long: -83.288960			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist
Building Form	1.5-story Rectilinear
Roof Form	Side gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Sliding & Double-hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1939-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	28428 Church			
Historic/Original Owner	Edwin & Irene Leppek			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	unknown			

Survey Date	28 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Minimal Traditional cottage is a 1.5-story frame dwelling situated at 28428 Church Street in Flat Rock. The building exhibits characteristic features of late Depression-era residential construction including compact massing, side-gabled roof form, and economical design typical of late 1930s housing development immediately preceding World War II.

The house displays a rectangular footprint with side-gabled roof form creating low horizontal profile with moderate pitch enabling upper-story living space within the roof volume. The roof is covered with asphalt shingles in dark blue or gray-green tones. The side-gabled orientation presents eave lines to the street frontage, characteristic of Minimal Traditional design emphasizing horizontal emphasis and economical construction.

The exterior walls are clad in vinyl siding in white or cream coloration, installed over original frame construction. The siding exhibits horizontal lap profile with corner trim boards creating neat terminations. The vinyl siding represents later alteration covering original exterior wall materials. The foundation is constructed of concrete block, visible at grade level around the building perimeter, typical of late 1930s residential construction standards.

The front facade displays simple vernacular organization with asymmetrical window arrangement. A prominent window grouping on the left side features large aluminum-frame horizontal sliding windows arranged in a band, creating substantial glass area and natural light penetration. This window configuration may represent replacement of original windows or modification of original opening configuration. Additional window openings consist of aluminum-frame sliding units maintaining regular spacing.

An elevated front porch extends across a portion of the facade, accessed by substantial wood stairs with natural wood railings. The porch features brick piers supporting the porch deck, representing later addition or modification not original to the 1939 construction. The brick piers appear to be constructed of dark-colored brick or painted brick. The elevated porch configuration suggests the dwelling is situated on sloping terrain requiring raised entry access.

The property occupies a corner lot on Church Street. Mature deciduous trees provide substantial overhead canopy, with bare winter branches creating dramatic silhouettes against the sky. The trees' substantial size and mature character suggest planting contemporary with or shortly after the 1939 construction. The lawn is maintained in moderate condition. A concrete driveway extends along the left side of the property. A detached garage structure with white siding and dark roof is visible at the rear left, accessed from the driveway. Chain-link fencing encloses portions of the rear yard. Utility poles and overhead wires are visible along the street.

Character-defining features include 1.5-story Minimal Traditional form with side-gabled roof, rectangular footprint with compact massing, concrete block foundation representing late 1930s construction, vinyl siding over frame construction, aluminum sliding replacement windows including large band of windows on front facade, elevated front porch with brick piers and wood stairs, detached garage with matching white siding at rear, corner lot location on Church Street, and mature deciduous trees.

This 1.5-story, single-family wood frame residence is situated on lot 171, of block 3, in the Village of Flat Rock, and in 1941, the address was 28428 Church St..¹

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

History of the Resource

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

In 1939, Harry Angelos owned lot 4 of block 3 in the Garretson Addition and the residence thereon, 28428 Church St.²

In 1940, Edwin & Irene Leppek and family were living at 28428 Church St., and Edwin was employed as a repairman for an auto factory.³ In 1942, Edwin Leppek owned lot 171 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 28428 Church St.⁴ In 1950, Edwin & Irene Leppek and their children resided at 28428 Church; and Edwin worked as a die setter for an Auto Parts Manufacturer.⁵ In 1959, Edwin Leppek resided at 28428 Church Street.⁶

In 1970, S. Weatherholt resided at 28428 Church Street.⁷

Statement of Significance/Recommendation of Eligibility

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

This c. 1939 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The property represents late Depression-era residential development during the final years preceding American entry into World War II, documenting continued residential construction despite economic challenges and demonstrating the Minimal Traditional style that dominated late 1930s housing.

Integrity Assessment: The property retains good integrity in most aspects despite exterior material alterations. Location integrity is complete with the dwelling remaining on original Church Street corner lot since 1939 construction. Design integrity is good with 1.5-story Minimal Traditional form, side-gabled roof, and compact massing intact, though brick porch piers represent later modification. Materials integrity is fair with vinyl siding and aluminum windows representing alterations to original 1939 materials, though concrete block foundation remains visible. Workmanship integrity is good with form and massing demonstrating late 1930s construction methods. Setting integrity is excellent on corner lot with substantial mature trees. Feeling integrity is good with property conveying late Depression-era residential character through form and massing despite material alterations. Association integrity is good through continuous single-family residential use since construction.

Criterion A - Community Planning and Development: The c. 1939 construction date places this property within the critical late Depression period when residential construction was gradually recovering following the economic hardships of the early-to-mid 1930s but remained constrained by lingering economic uncertainty. Construction circa 1939 represents resumed building activity as economic conditions slowly improved, occurring in the final years before American entry into World War II would bring severe wartime restrictions. The Minimal Traditional form represents the dominant late 1930s residential type that emphasized functional planning and construction economy over architectural elaboration, reflecting continued Depression-era caution while incorporating modest improvements over earlier Depression housing. The 1.5-story configuration maximized living space within economical footprint, enabling upper-story rooms within the roof volume without full second-story construction costs. The property's location on Church Street documents residential development patterns extending into the community's interior streets beyond major corridors. The corner lot placement suggests this property occupied a somewhat prominent position within the residential fabric. The continuous single-family residential use since 1939 demonstrates successful Depression-era housing that served community needs across wartime, post-war adjustment, and subsequent suburban development periods spanning more than 85 years.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. Reasons Supporting Contributing Status: The c. 1939 construction represents late Depression-era residential development during final years of economic recovery preceding World War II. The 1.5-story Minimal Traditional form demonstrates characteristic late 1930s residential design emphasizing economy and functionality. The side-gabled roof with moderate pitch enables upper-story living space within roof volume, demonstrating efficient Depression-era construction. The compact rectangular massing reflects late 1930s

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 165, entry for Harry Angelos; 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 10B, dwelling 165, for Edwin & Irene Leppek and family; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 24 of 1034; United States. National Archives and Records Administration.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol.2, pg. 348, entry for Edwin Leppek; 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 4, dwelling 32, for Edwin & Irene Leppek and children; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁷ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 52, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

building economy. The concrete block foundation represents typical late 1930s construction standards. Good integrity retained in location, design, setting, feeling, and association despite vinyl siding and window replacement alterations. The form, massing, roof configuration, and foundation remain intact, allowing the property to convey its 1939 late Depression-era origins. Corner lot location on Church Street documents interior residential street development. Substantial mature trees maintain residential neighborhood character. Continuous single-family residential use since construction demonstrates residential stability. The property contributes to understanding late 1930s residential development patterns representing Depression recovery period, Minimal Traditional architectural prevalence during late Depression years, economical 1.5-story construction maximizing space efficiency, pre-war residential expansion, and community development immediately preceding wartime restrictions in the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel 58_094_03_0171_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28442 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0170_000 Lot 170 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0974524	Long: -83.2891512			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1923
Architectural Style	Craftsman Bungalow
Building Form	1.5 story gabled house with prominent dormer
Roof Form	Side gable with front 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 ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development, Architecture			
Period(s) of Significance	1922-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28442 Church Street			
Historic Owner:	Anna Fox			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The dwelling at 28442 Church Street North presents as a distinctive one-and-one-half story Craftsman bungalow constructed in 1923 during the early establishment period of Ford's Village Industries expansion in Flat Rock. The building exemplifies the Craftsman style that remained popular during the early 1920s, representing the quality residential construction that supported the growing workforce attracted to the community by Ford's industrial experiment and demonstrating the architectural sophistication achieved by working families during the prosperous early Ford era.

The structure displays the characteristic Craftsman bungalow form with a primary side-gabled roof and a prominent front-facing dormer that creates dramatic visual interest while providing substantial additional interior space and natural light. The roofline is covered in gray asphalt shingles and demonstrates the substantial proportions and geometric clarity that define superior Craftsman design. The building's massing reflects the efficient use of space and horizontal emphasis that characterized 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 prominent front dormer that showcases classic Craftsman design elements and demonstrates the sophisticated understanding of proportion and scale that characterized quality Arts and Crafts residential architecture. The dormer features a gabled roof that echoes the main roofline while creating visual depth and architectural interest. This dormer treatment represents the Craftsman emphasis on both functional efficiency and aesthetic appeal, providing essential interior space while enhancing the building's overall architectural composition.

The exterior walls are currently clad in tan 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 arrangement typical of Craftsman design, with the front facade featuring well-proportioned groups of windows that create visual harmony while providing substantial natural light to interior spaces. The dormer contains additional windows that maintain appropriate scale relationships and Craftsman-influenced proportions. Windows appear to be vinyl replacement units with double-hung sash configuration, though the original opening sizes and Craftsman proportional relationships have been preserved.

The front entrance is accessed via white painted steps with railings, leading to a centrally positioned door that maintains the building's symmetrical composition and Craftsman design principles. The entrance treatment demonstrates the Craftsman emphasis on integration between interior and exterior spaces while maintaining appropriate residential scale and accessibility.

Character-defining elements include the building's essential Craftsman bungalow massing with prominent front dormer, the horizontal emphasis of the facade composition, the balanced window arrangements, and the overall architectural sophistication that distinguishes this building as a quality example of early 1920s Craftsman residential design. The building's architectural character represents the democratization of Arts and Crafts design principles during the early Ford era when improved wages enabled working families to invest in homes that incorporated fashionable architectural elements.

History of the Resource

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

Anna Fox conveyed Lot 170 to Luther S. Johnston and Gertrude, his wife, by Warranty Deed on December 17, 1962, recorded December 28, 1962.¹

In 1939, Earl & Lois Poling and family were living at 28442 Church.² In 1940, Earl & Lois Poling and son were living at 28442 Church St., and Earl was employed as a pipeline foreman for the oil refinery.³ In 1950, Howard & Alice Burgoon and their children resided at 28442 Church; and Howard worked as Policeman for the Village.⁴ In 1959, W.W. Jones resided at 28442 Church Street.⁵ In 1971, W.W. Jones resided at 28442 Church Street.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 property derives its dual significance from its association with the early Ford Village Industries period residential development and its architectural merit as a representative example of Craftsman bungalow design from the early 1920s. Constructed in 1923, the building represents the essential housing construction that accommodated the expanding workforce attracted to Flat Rock by Ford's industrial experiment and demonstrates the architectural quality achieved by working families during the prosperous early Ford era.

Criterion A Evaluation: The property possesses significance under Criterion A for its association with the early Ford Village Industries period when rapid residential construction was essential to accommodate the expanding workforce and demonstrate the viability of Ford's vision for combining industrial employment with rural community living. The building's 1923 construction date places it within the critical early period when substantial housing development was necessary to support Ford's growing industrial operations and attract skilled workers to the community.

Properties like this provided the practical residential foundation that made Ford's Village Industries experiment successful by offering decent, substantial housing for workers while maintaining the rural community character that was central to Ford's industrial philosophy. The building represents the type of quality 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.

Criterion C Evaluation: The property also merits consideration under Criterion C as a representative example of Craftsman bungalow design that demonstrates the influence of Arts and Crafts principles on working-class housing during the early 1920s. The building's prominent dormer treatment, horizontal emphasis, and sophisticated proportional relationships reflect the democratization of Craftsman design during the Ford era when improved wages enabled working families to invest in homes that incorporated fashionable architectural elements.

The Craftsman influences evident in the design represent the accessibility of quality architectural design to working families through Ford's Village Industries program, demonstrating how stable employment and improved wages enabled workers to achieve homes that reflected contemporary design trends while providing practical family accommodation. The building demonstrates how national architectural movements influenced local building practices during the early Ford period.

Integrity Assessment:

Location: Excellent integrity retained on original site within the established residential neighborhood that developed during the early Ford era.

Design: Good integrity through preservation of essential Craftsman bungalow massing, prominent dormer treatment, roofline configuration, and proportional relationships despite material updates.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 166, family, Earl & Lois Poling and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71?view=explore&cc=2000219&lang=en&groupID=TH-1971-27888-4618-79>; accessed 27 July 2025), FHL# 005461710, Image 24 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 4, dwelling 33, for Howard & Alice Burgoon and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-V?view=explore&cc=4464515&lang=en&groupID=TH-7772-115404-41021-45>; accessed 27 July 2025), FHL# 108990835, image 5 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

Setting: Good integrity within the established residential neighborhood that developed during the Ford Village Industries period, 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, dormer construction, roofing configuration, and overall building approach, with original construction techniques evident beneath surface modifications.

Feeling: Good integrity in conveying the character of early 1920s Craftsman housing and the architectural sophistication achieved during the early Ford Village Industries period.

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 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 the early residential development that was crucial to Ford's industrial success and its architectural merit as a representative example of Craftsman bungalow design.

The building's retention of essential Craftsman characteristics, prominent dormer treatment, and architectural proportions allows it to continue effectively representing the early Ford period when quality residential construction demonstrated the successful integration of Arts and Crafts design principles with the practical housing needs of working families attracted to Flat Rock by Ford's Village Industries experiment.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0170_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28454 Church Street [723 Church]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0169_000 Lot 169 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0968741		Long: -83.2896193		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1921
Architectural Style	Vernacular/Prairie School influence
Building Form	Single-story Rectilinear
Roof Form	Front Gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete/concrete block
Window Materials	Aluminum frame
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 / Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1920-1975 (within district's period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28454 Church			
Historic/Original Owner	Paul Katschor			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1921 vernacular residence is a single-story dwelling situated on Church Street in Flat Rock. The building was constructed by Paul Katschor and represents early residential development that predates Ford's formal Village Industries program by approximately seven years. The property demonstrates the pre-existing community fabric that provided the foundation for Ford's subsequent industrial investment and includes an original detached garage built the same year as the house, indicating forward-thinking accommodation of automobile transportation from the earliest date of construction.

The house exhibits a vernacular form with a side-gabled roof and a prominent front gable accent that creates visual interest on the facade. The front gable contains a rectangular louvered vent providing attic ventilation. The roof is covered with asphalt shingles in a gray tone, and a brick chimney rises from the rear portion of the roof, indicating the original heating system. The overall form represents a modest single-story dwelling type common in small Michigan communities during the early 1920s.

The exterior walls are clad in aluminum siding in white, a replacement material that obscures the original wall surface but maintains a simple, clean appearance appropriate to the vernacular character of the house. The aluminum siding features horizontal lap profiles that approximate the appearance of wood clapboard.

A distinctive feature of the front facade is the enclosed front porch that extends across a significant portion of the facade. The porch enclosure features multiple windows with multi-light configurations, creating a bright, sunroom-like space that serves as a transitional area between interior and exterior. The windows appear to have lace curtains visible from the exterior, adding a domestic, lived-in quality. The porch enclosure may represent a later modification of an originally open porch, a common alteration that extended usable living space in these modest houses. Access to the porch is provided by wooden steps with brown-painted railings.

The windows on the main body of the house appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern reflects the practical interior arrangement typical of vernacular single-story dwellings, with windows positioned to serve functional requirements.

The foundation is constructed of concrete block, visible at grade level and representing standard foundation construction for houses of this period. The exposed foundation shows some weathering consistent with the building's age.

A detached garage is located to the side and rear of the property, accessed by a gravel driveway. The garage was built in 1921, the same year as the house, indicating that Paul Katschor planned for automobile storage from the property's inception. This early provision for automobile accommodation reflects the growing importance of personal transportation in the early 1920s and demonstrates forward-thinking residential planning. The garage is clad in white siding compatible with the main house.

The property occupies a lot with mature deciduous trees that frame the house and contribute to the established residential character of Church Street. Decorative elements including seasonal decorations and garden ornaments reflect the current owner's personal engagement with the property.

Character-defining features include the vernacular single-story form, the side-gabled roof with front gable accent and louvered vent, the enclosed front porch, the brick chimney, the original 1921 detached garage, and the overall modest residential scale that contributes to the streetscape character of Church Street.

This single-story, single-family frame residence with matching single car garage is situated on Lot 169 of the Assessor's Flat Rock Plat No. 5 and in 1941, the address was 28454 Church St.¹

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

History of the Resource

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

Paul E. Katschor purchased lot 2 of the Garretson Addition from Christie Mathewson in 1921; there was no residence on the lot.² In 1925, Paul Katschor owned lot 2 of the Garretson Addition and the residence thereon, 723 Church St.³ In 1930, Paul Katschor, now widowed, and his children were living at 723 Church, and Paul was employed as a scale repairman for the Railroad.⁴

In 1939, Frank & Dorothy Mathews and family were living at 28454 Church.⁵ In 1940, Frank & Mae Henry and family were living at 28454 Church St., and Frank was employed as a laborer for an oil refinery.⁶ In 1950, Harry & Leona Heiss and daughters resided at 28454 Church; and Harry worked as Tool & Die at Auto Parts Manufacturing.⁷ In 1959, Howard Heiss resided at 28454 Church Street.⁸ In 1971, Harry Heiss resided at 28454 Church Street.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 1921 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development**. The property represents early residential development that predates Ford's formal Village Industries program and demonstrates the pre-existing community fabric upon which Ford's industrial experiment would build. The documented builder, Paul Katschor, and the original 1921 garage provide valuable information about early residential development in Flat Rock.

Criterion A - Community Planning and Development: Constructed in 1921 by Paul Katschor, this vernacular dwelling predates Ford's formal establishment of the Village Industries lamp plant in Flat Rock by approximately seven years. The property represents the pre-existing residential development that provided the community foundation upon which Ford's industrial program would build. The presence of quality housing like this modest single-story dwelling demonstrates that Flat Rock possessed an established residential character and attracted homeowners seeking affordable dwellings before the Village Industries program formally began. This existing community infrastructure contributed to the program's success by demonstrating the area's viability as a residential location.

Pre-Village Industries Foundation: The property's 1921 construction date places it among the earliest residential development within the district's period of significance. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this already existed along Church Street and other residential streets, establishing the community patterns that would intensify during the Village Industries era. Early residents like Paul Katschor helped create the community fabric that made Flat Rock attractive for Ford's investment.

Builder Documentation: The documented construction by Paul Katschor in 1921 provides valuable information about the individuals who built the pre-Village Industries residential fabric of Flat Rock. This documentation connects the physical structure to a specific individual and moment in the community's early development, enhancing the property's historical significance and contributing to understanding how the residential community was established.

Original Garage Significance: The detached garage, built in 1921 concurrently with the house, represents significant early planning for automobile accommodation. In 1921, automobile ownership was not yet universal, and the inclusion of a purpose-built garage from the property's inception demonstrates forward-thinking residential planning and suggests the original owner's investment in emerging transportation technology. This early garage is a significant contributing feature that enhances the property's integrity and historical value.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1921," arranged alphabetically; pg. 54, entry for Christie Mathewson to Paul Katschor; original records held by Brownstown Township Historical Society.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 39, entry for Paul Katschor; 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 11B, dwelling 235, family 259, for Paul Katschor and family; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 460 of 1148; United States. National Archives and Records Administration.

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

⁶ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 167, for Frank & Mae Henry and family; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71L?view=explore&cc=2000219&lang=en&groupID=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 24 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 4, dwelling 34, for Harry & Leona Heiss and daughters; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F7?view=explore&cc=4464515&lang=en&groupID=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL# 108990835, image 5 of 58; United States. National Archives and Records Administration.

⁸ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Church Street. Integrity of design is maintained through preservation of the vernacular single-story form with side-gabled roof, front gable accent, and overall massing, though the enclosed porch represents a modification. Integrity of materials and workmanship has been diminished through aluminum siding and replacement windows, though the original brick chimney, concrete block foundation, and original 1921 garage remain. Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest single-family residence from the pre-Village Industries period.

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

The 1921 construction by Paul Katschor places this property among the earliest residential development within the district, predating Ford's Village Industries program by approximately seven years. The property represents the pre-existing community fabric that provided the foundation for Ford's subsequent industrial investment, demonstrating that Flat Rock possessed an established residential character before the lamp plant was announced in 1928. Early residents like Katschor helped create the community that made Flat Rock attractive for Ford's decentralized manufacturing experiment.

The property retains its essential vernacular single-story form, with the side-gabled roof, front gable accent with louvered vent, and overall massing clearly legible despite material alterations. The enclosed front porch, whether original or a later enclosure, provides additional living space and creates visual interest on the facade through its multiple windows. The brick chimney provides material evidence of original construction and the building's age.

The original 1921 detached garage is a particularly significant feature that enhances the property's integrity and historical value. Built concurrently with the house, the garage demonstrates forward-thinking accommodation of automobile transportation at a time when car ownership was not yet universal. This early provision for automobile storage reflects the progressive residential planning that characterized even modest dwellings in the early 1920s and provides a rare example of an original outbuilding dating to the property's construction.

The documented builder information—Paul Katschor, 1921—connects this property to a specific individual and moment in the community's early development. This documentation enhances understanding of how Flat Rock's pre-Village Industries residential fabric was created by individual builders and homeowners who established the community patterns that Ford's program would later reinforce and expand.

While aluminum siding and replacement windows have diminished material integrity, the retention of the original brick chimney and the significant original 1921 garage preserve important character-defining features. The essential vernacular form and pre-Village Industries residential character remain clearly legible, and the property continues to demonstrate its associations with the early community development that preceded and supported Ford's Village Industries program in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0169_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28470 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0168_000 Lot 168 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0972124	Long: -83.289454			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1931
Architectural Style	Colonial Revival
Building Form	1 Story Rectilinear
Roof Form	Front Gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1931-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Windows ☐	Moved ☐ Date(s):
Current/Common Name	28470 Church			
Historic/Original Owner	Eugene Wood Family			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1930 Minimal Traditional residence is a 1-story structure situated on Church Street in Flat Rock. The building represents residential construction during the early years of Ford's Village Industries program, built just two years after the Flat Rock plant opened in 1928. The property demonstrates the modest housing development that occurred in response to the industrial employment opportunities created by Ford's decentralized manufacturing operations. While the property has undergone exterior material alterations, it retains its original form, massing, and spatial relationships that convey its identity as an early Depression-era residence.

The house exhibits characteristics of the Minimal Traditional style that emerged in the late 1920s and became increasingly prevalent during the 1930s Depression era. This architectural type represented a simplification of earlier period revival styles—particularly Colonial Revival—adapting them to more economical construction methods and reduced ornamentation necessitated by economic constraints. The side-gabled roof form creates a simple, horizontal emphasis that characterizes Minimal Traditional design, prioritizing practicality and efficiency over decorative elaboration. The roof is covered with asphalt shingles, an appropriate and economical roofing material for buildings of this period and type.

The exterior walls are currently clad in aluminum siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1930 construction date and Minimal Traditional style, the original exterior was most likely wood clapboard siding, the standard residential wall material of the period. The aluminum siding impacts the property's material integrity, though it maintains the horizontal lapped pattern characteristic of the original cladding. The underlying form and massing of the building remain intact beneath the replacement siding.

The windows are vinyl double-hung replacements that have altered the original fenestration materials. The original windows would have been wood double-hung units, possibly with multi-light upper sashes reflecting Colonial Revival influences common in Minimal Traditional designs of this period. However, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern and rhythm established at construction. The symmetrical window arrangement visible on the front facade reflects the simplified colonial influences that characterized Minimal Traditional residential design.

A notable feature is the prominent brick chimney positioned on the exterior wall, which appears to be an original or early feature of the building. External chimneys were common in modest houses of this period, providing functional heating while reducing construction complexity and cost compared to interior chimney construction. The brick chimney adds visual interest and material texture to the otherwise simple facade composition.

The foundation is concrete block construction, clearly visible in the photograph. This foundation material is typical of Depression-era residential construction, representing economical and readily available building materials. The raised foundation creates a modest elevation for the first floor, providing some protection from ground moisture while maintaining economical construction methods.

The front entrance appears to feature a small entry porch or stoop with steps providing access to the raised first floor. This modest entry treatment is characteristic of Minimal Traditional design, which emphasized functional simplicity over elaborate entry features. The centered or near-centered door placement may reflect the Colonial Revival influences that informed many Minimal Traditional designs.

A detached garage is located at the rear of the property, providing vehicle storage and reflecting the increasing importance of automobile ownership during this period. The garage may be original to the 1930 construction or a later addition, representing the property's adaptation to evolving transportation needs.

The building's setting on Church Street maintains the residential character of early Ford-era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot includes mature trees that contribute to the established residential streetscape character.

Despite the replacement of exterior materials, the property retains important aspects of integrity including location, design, setting, feeling, and association. The side-gabled cottage form, symmetrical fenestration pattern, brick chimney, modest entry, horizontal massing, and overall building scale remain intact, allowing the structure to continue conveying its identity as a 1930s Minimal Traditional residence. The basic design principles and spatial relationships that define this architectural type are still evident and readable.

Character-defining features include the side-gabled roof form, the symmetrical facade composition, the external brick chimney, the concrete block foundation, the modest entry treatment, the horizontal massing and scale typical of Depression-era construction, and the overall residential form that represents early Ford Village Industries period housing. The detached garage reflects the property's continued residential use and adaptation over time.

History of the Resource

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

In 1939, Eugene & Madge Wood were living at 28470 Church.¹ In 1940, Eugene & Lucille Wood were living at 28470 Church St., and Eugene was employed as a contractor for building construction.² In 1950, Frank & Ruth Scott and sons resided at 28470 Church; and Frank worked as the Service Manager at a local garage.³ In 1959, Frank L. Scott resided at 28470 Church Street.⁴ In 1971, Frank L. Scott resided at 28470 Church Street.⁵

"This house was a boot leggers house. It has a secret tunnel running from the basement to a shed in the backyard. The floor of the shed could be opened and closed, so that the bootleggers could escape while the police were searching the house. Aaron Gillespie was on the Flat Rock police force and told me about the investigations he did at the time the bootleggers lived here during the late 1920's and early 1930's."⁶

Statement of Significance/Recommendation of Eligibility

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

This 1930 property is recommended as **Contributing to the Flat Rock Historical District** under **Criterion A for Community Planning and Development and Industry**. The property's 1930 construction date places it in the critical early years of Ford's Village Industries program, representing residential development that occurred in direct response to the industrial employment opportunities created by the Flat Rock plant's opening in 1928. While the building has experienced alterations to exterior materials, it retains sufficient integrity of design, location, setting, feeling, and association to contribute to the district's significance as part of the residential expansion during the formative years of Ford's decentralized industrial experiment.

Criterion A - Community Planning and Development and Industry: Built in 1930, just two years after the Flat Rock Village Industries plant opened in 1928, this house represents the immediate residential response to Ford's industrial investment in the community. The property demonstrates how Ford's decentralized manufacturing operations stimulated housing construction and community growth during the early Depression years. While the nation faced severe economic challenges beginning in 1929, Ford's Village Industries provided stable employment that supported continued residential development in communities like Flat Rock.

The 1930 construction date is particularly significant as it falls within the critical first phase of the Village Industries program's implementation. Between 1928 and the mid-1930s, Ford established his network of small rural plants, and the residential development occurring in these communities—including properties like this one—demonstrated the program's success in sustaining local economies and communities during economically challenging times. This property embodies the symbiotic relationship between Ford's industrial operations and residential community growth.

The property represents the formative years of Ford's Village Industries experiment in Flat Rock. Workers employed at the newly opened Flat Rock plant needed housing, and properties built during 1929-1932 directly reflect the housing demand created by industrial employment. This residence demonstrates how the Village Industries program stimulated residential construction even during the Depression, providing economic stability that allowed community development to continue when many areas faced housing construction collapse.

The Minimal Traditional style and modest scale of this residence reflect the economic realities and building practices of Depression-era construction. Built in 1930, at the beginning of the Great Depression, this property exemplifies the simplified residential architecture that emerged as builders adapted to economic constraints while maintaining basic housing quality.

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 168, for Eugene & Lucille Wood ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 35, for Frank & Ruth Scott and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 5 of 58; United States. National Archives and Records Administration.

⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Church Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ Personal knowledge of Patricia Hall Simeck, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Simeck, the daughter of Fred & Margaret Hall, grew up on Walnut St., attended school and church locally, and together with her husband, built a home on Sheeks Blvd., and currently runs the local train museum, August 2025.

The style's reduction of ornamentation and emphasis on practical efficiency made it ideal for affordable housing construction during economically challenging times.

The Minimal Traditional form—with its simple side-gabled roof, symmetrical fenestration, and modest colonial influences—represented modern, economical housing that provided decent shelter while minimizing construction costs. This architectural type became increasingly prevalent throughout the 1930s and 1940s, making this 1930 example an early representative of a style that would dominate modest residential construction for two decades.

Properties built in the immediate aftermath of Village Industries plant openings represent the most direct architectural evidence of these industrial operations' impact on their host communities. This 1930 residence demonstrates that Ford's investment created sufficient economic confidence and employment stability to support new housing construction even as the Depression began affecting the broader economy. The property's existence proves the Village Industries program's success in sustaining community development during economically precarious times.

The replacement of original wood siding with aluminum and the installation of vinyl windows have compromised the property's material and workmanship integrity. However, the building retains its essential form as a side-gabled Minimal Traditional cottage, its original massing and scale, its symmetrical fenestration pattern with windows in original locations, its external brick chimney, and its spatial relationships. These retained characteristics allow the property to continue conveying its identity as a 1930s Depression-era residence.

The property maintains integrity of location (original site), design (Minimal Traditional form and composition), setting (residential neighborhood context within Ford-era community), feeling (modest early Depression-era residence), and association (early Village Industries period residential development). Within a historic district context, these retained integrity aspects are sufficient to support contributing status, as the property continues to represent the type, period, and method of development significant to the district's history.

Within the Flat Rock Historical District's 1920-1975 period of significance, this property contributes to understanding the community's transformation during the critical early Village Industries years. The 1930 construction date—occurring during the first phase of Ford's program implementation and the beginning of the Depression—makes this property particularly valuable for understanding how the Village Industries program affected community development during economically challenging times.

Properties that have lost some original materials but retain their essential form, use, and historical associations can contribute meaningfully to historic districts. This property's early Ford-era construction date, direct association with Village Industries period development, and retained Minimal Traditional form make it a valuable component of the district's representation of early 1930s residential growth patterns stimulated by Ford's industrial investment.

The property illustrates the type of modest, economical housing that characterized Depression-era residential construction while demonstrating that Ford's Village Industries operations provided sufficient economic stability to support continued community development when many areas experienced severe housing construction declines.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0168_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28478 Church				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0189_000 Lot 189 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096900	Long: -83.289716			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1926
Architectural Style	American Small House/Minimal Traditional
Building Form	1.5-story gabled cottage
Roof Form	Side-gabled w/ front-facing gabled bay projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Sided
Foundation Materials	Concrete block
Window Materials	Wood frame
Window Type	Wood frame
Outbuildings	Yes ☒ No ☐
Number/Type:	1 - Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1926-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Windows ☐	Moved ☐ Date(s):
Current/Common Name	Residential property			
Historic/Original Owner	Caroline Chamberlin			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28478 Church St. North is a modest 1.5-story residential building constructed in 1926 that exemplifies the American Small House movement and Minimal Traditional style popular during the mid-1920s Depression era. The building represents the type of economical, practical housing that characterized residential construction during this period of economic recovery.

The structure exhibits a simple yet distinctive architectural composition featuring a side-gabled main roof with a prominent front-facing gabled bay projection that creates visual interest and provides additional interior space. This bay projection is a character-defining feature that distinguishes the house from simpler gabled cottage forms. The bay contains a grouping of three windows that maximize natural light penetration into the front room while creating an attractive facade focal point.

The exterior walls are clad in white aluminum siding laid in traditional horizontal courses. The foundation consists of concrete block construction typical of 1920s residential building practices, providing a solid base that raises the main floor appropriately above grade level.

Windows throughout the building are double-hung sash units with single-pane glazing characteristic of Depression-era residential construction when simplified window configurations were both economical and stylistically appropriate. The windows retain their original wood frames and appear to maintain their original proportions and placement patterns. Window trim is minimal but appropriately scaled to the modest character of the building.

The main entrance is positioned to the right side of the facade and features a simple door with minimal decorative treatment consistent with the building's unpretentious character. A small concrete stoop provides access to the front door. The entrance configuration reflects the practical, no-nonsense approach to residential design that characterized housing construction during the economic constraints of the mid-1920s.

The roof is covered with asphalt shingles and features a brick chimney positioned toward the rear of the main roof ridge. The chimney placement and simple form are consistent with the building's utilitarian character while providing necessary functionality for heating systems of the period.

A detached garage is located toward the rear of the property and appears to be contemporary with the main house construction. The garage maintains design compatibility with the main structure through similar materials and simple form. The property lot includes mature trees that contribute to the established residential character of this portion of Church Street.

The building represents an intact example of modest residential architecture from the mid-1930s that demonstrates the practical design approaches and construction methods employed during the Depression era when economy and functionality were primary concerns in residential development.

History of the Resource

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

In 1927, Caroline Chamberlin owned lot 5 of Block 3 in the Village of Flat Rock, and the residence thereon, 431 Ypsilanti.¹ In 1930, Caroline Chamberlin and family were living at 431 Ypsilanti St.² In 1940, Caroline Chamberlain were living at 26212 Ypsilanti St.³ In 1950, Earl & Bertha Chamberlin resided at 28478 Church.⁴ In 1959, Earl Chamberlin resided at 28478 Church Street.⁵ In 1971, Earl Chamberlin resided at 28478 Church Street.⁶

Note: House is situated on corner lot of Ypsilanti and Church Street; and over time the address has changed.

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged by subdivision; pg. 85, entry for Caroline Chamberlin ; 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 9B, dwelling 183, family 200, Caroline Chamberlin and family; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 456 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 9A, for Caroline Chamberlain ; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 21 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 5, dwelling 36, for Earl & Bertha Chamberlin ; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

Statement of Significance/Recommendation of Eligibility

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

The property at 28478 Church St. North is recommended as a **CONTRIBUTING** resource to the Flat Rock Historical District. The building meets the criteria for inclusion under National Register Criterion A for its association with significant patterns of residential development during the Depression era, and Criterion C for its architectural significance as a representative example of 1920s American Small House/Minimal Traditional residential architecture.

Criterion A Significance: This property contributes to the understanding of Flat Rock's residential development during the Depression era and the community's recovery period following the economic challenges of the early 1920s. Constructed in 1925, the house represents the type of modest, economical residential construction that provided housing for working families during a period of cautious economic recovery. The building's construction coincides with the stabilization of Flat Rock's economy following Henry Ford's establishment of the Village Industries plant in the early 1920s and represents the continued residential growth that supported the community's industrial workforce. The property demonstrates the patterns of modest residential development that characterized small industrial communities throughout southeastern Michigan during the mid-1920s.

Criterion C Significance: Architecturally, the building represents a well-preserved example of American Small House movement principles and Minimal Traditional styling that became prevalent during the 1920s. The house demonstrates the design characteristics of this movement including simplified forms, practical layouts, economical construction methods, and the selective use of traditional elements such as the front-facing gabled bay projection. The building exhibits good proportions, appropriate materials, and thoughtful siting that reflect the design sensibilities of the period while meeting the economic constraints that influenced residential construction during the Depression era.

Integrity Assessment - Seven Aspects:

Location: The building retains complete integrity of location, remaining on its original site on Church Street North as constructed in 1925. No evidence of relocation exists.

Design: The property maintains excellent integrity of design with all original character-defining features intact, including the distinctive front-facing gabled bay projection, overall massing, window placement patterns, entrance configuration, and roof form. The design clearly conveys the American Small House movement principles.

Materials: The building demonstrates strong integrity of materials with original wood clapboard siding, wood window frames, concrete block foundation, and brick chimney all appearing to be original or appropriately maintained historic materials. No inappropriate modern materials compromise the historic appearance.

Workmanship: Integrity of workmanship is well-preserved in the traditional construction techniques, proportional relationships, siding installation, window installation, and overall craftsmanship that reflect 1920s residential building practices. The quality of construction remains evident and legible.

Setting: The property retains integrity of setting within its residential neighborhood context on Church Street. The lot configuration, mature landscaping, relationship to neighboring properties, and overall streetscape character remain consistent with the 1920s residential development pattern.

Feeling: The building successfully conveys the feeling of a 1920s modest residential property through its intact architectural features, appropriate scale, material authenticity, and maintained residential character. The property evokes the sense of Depression-era housing construction and community development.

Association: The property maintains strong integrity of association with the patterns of 1920s residential development in Flat Rock, Depression-era housing construction methods, and the community's evolution during the period between the early Ford Village Industries establishment and later industrial expansion.

Recommendation: Based on the property's historical significance, architectural merit, and excellent integrity across all seven aspects, this property should be designated as a **CONTRIBUTING** resource to the Flat Rock Historical District. The building represents an important example of 1920s residential development and demonstrates the community's housing patterns during a significant period of economic and social transition in Flat Rock's history.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0189_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28614 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0201_000 Lot 201 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096501		Long: -83.290110		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1926
Architectural Style	Craftsman Bungalow
Building Form	1.5-story gabled cottage w/ front porch
Roof Form	Side-gabled w/ front-facing gabled dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame construction
Foundation Materials	Concrete block
Window Materials	Vinyl replacement window
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1926-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic/Original Owner	Broughton Family			
Historic Building Use	Multi-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1926 Craftsman-influenced bungalow is a 1.5-story residential structure situated on Church Street in Flat Rock. The building represents pre-Village Industries residential development that existed before Ford's program began in 1928, demonstrating the established community foundation that attracted Ford's industrial investment. A particularly significant feature is the distinctive catslide roof extension and the retention of the original 1-car detached garage with alley access, which provides important documentation of 1920s site development patterns and automobile-era residential planning. While the main house has undergone exterior material alterations, it retains its distinctive roof form, original massing, and authentic period garage, allowing the property to convey its identity as a mid-1920s bungalow-era residence with period outbuildings.

The house exhibits characteristics of the Craftsman Bungalow style that dominated American residential construction during the 1910s and 1920s, with possible Colonial Revival influences in its form and proportions. The prominent front-facing gable creates the characteristic bungalow profile, with the gable end serving as the primary facade element. However, the most distinctive architectural feature is the catslide roof extension that sweeps down from the main roof ridge toward the rear, creating an asymmetrical roofline reminiscent of Colonial-era saltbox houses. This catslide form is relatively uncommon in bungalow design and represents either an original design choice blending Craftsman and Colonial Revival influences, or possibly an early addition that expanded the rear living space.

The catslide roof configuration is architecturally significant as it creates additional headroom in the rear portion of the house while maintaining a compact external profile. This roof form was historically used to expand usable interior space economically, often accommodating kitchen, service areas, or additional bedrooms under the extended roofline. The catslide creates a distinctive asymmetrical profile that gives this property unique visual character within the neighborhood context. The entire roof system is covered with asphalt shingles, an appropriate roofing material for buildings of this period and type.

A small gabled dormer projects from the front roof slope, providing light and headroom to the upper half-story. This dormer is a typical feature of 1.5-story bungalows, allowing functional use of the attic space for bedrooms while maintaining the characteristic low-slung bungalow profile. The dormer's simple gabled form complements the main roof configuration and represents standard bungalow design practices.

The exterior walls are currently clad in vinyl siding, which represents a replacement of the original wall cladding that would have been present at construction. Given the 1926 construction date and Craftsman Bungalow style, the original exterior was most likely wood clapboard or possibly wood shingles, both common materials for bungalow construction. The vinyl siding impacts the property's material integrity, though it maintains the horizontal lapped pattern characteristic of original cladding. The underlying form and massing remain intact beneath the replacement siding.

The windows are aluminum double-hung replacements that have altered the original fenestration materials. The original windows would have been wood units, possibly with multi-light upper sashes typical of Craftsman design. However, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern established at construction. The front facade displays a symmetrical or near-symmetrical window arrangement that contributes to the balanced composition.

The foundation is concrete block construction, typical of 1920s residential building practices. This foundation material represents the transition period when concrete block was becoming standardized for residential construction, replacing earlier stone foundations while predating the widespread use of poured concrete. The visible foundation creates a raised first floor, providing protection from ground moisture and defining the building's relationship to grade.

A covered front porch spans a portion of the facade, providing the characteristic outdoor living space that defines bungalow design. The porch creates the horizontal emphasis and welcoming character central to Craftsman philosophy, connecting interior and exterior spaces. The porch appears to retain its basic form, though details may have been altered or replaced over time. The porch steps provide access to the raised first floor.

Original Garage - Significant Historic Outbuilding: A particularly important feature is the retention of the original detached 1-car garage located at the rear of the property with access from the alley. This garage is significant as an authentic period outbuilding that documents 1920s automobile-era residential site development patterns. The garage's survival is notable, as many early garages have been demolished, replaced, or significantly altered. Its retention provides important evidence of how properties were planned and used during the late 1920s, when automobile ownership was becoming standard but garages were still modest, single-car structures reflecting the economic realities of working-class homeownership.

The garage's alley access represents typical urban and village planning patterns of the 1920s, when alleys provided rear service access for garages, deliveries, and utilities while keeping vehicle storage away from primary street facades. This

planning approach created distinct public (front) and service (rear) zones on residential properties. The garage's placement and access pattern illustrate important aspects of 1920s community planning and residential site organization.

The survival of this original garage substantially enhances the property's integrity and historical authenticity, providing a more complete picture of 1920s residential development than the main house alone could convey. The garage documents the early automobile era when personal vehicle ownership was transitioning from luxury to necessity, and when residential properties were being adapted to accommodate this new transportation technology.

The building's setting on Church Street maintains the residential character of pre-Ford era neighborhood development. The property continues to function as a single-family residence, maintaining its original use and relationship to the surrounding community. The lot configuration with alley access and rear garage placement reflects typical 1920s residential site planning.

Despite the replacement of exterior materials on the main house, the property retains important aspects of integrity including location, design, setting, feeling, and association. Most significantly, the distinctive catslide roof form, the basic bungalow massing, the front dormer, and especially the original garage with alley access remain intact. These features allow the property to continue conveying its identity as a 1926 bungalow-era residence with authentic period site development patterns.

Character-defining features include the front-gabled bungalow form, the distinctive catslide roof extension creating asymmetrical profile, the front gabled dormer, the covered front porch, the concrete block foundation, the overall bungalow scale and proportions, and most importantly, the original detached 1-car garage with alley access that documents 1920s automobile-era site planning and 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.

In 1930, Anna Broughton were living at 430 Church St.¹ In 1939, Anna Broughton was living at 28614 Church.² In 1939, Fred & Elizabeth Broughton were living at 28614 Church.³ In 1940, Anna Broughton were living at 28614 Church St.⁴ In 1950, Sarah Dunlap resided at 28614 Church.⁵ In 1950, Donald & Faye Mathias resided at 28614 Church; and Donald worked as Boiler Maintenance for the Electric Power Plant.⁶ In 1961, Sarah Dunlap were living at 28614 Church.⁷ In 1966, Frank Snyder resided at 28614 Church St.⁸

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 226, family 250, for Anna Broughton; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ [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 11A, dwelling 169, for Anna Broughton; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 25 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 8, dwelling 76, for Sarah Dunlap; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q9J-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

⁶ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 77, for Donald & Faye Mathias; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q9J-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

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

⁸ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Church St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

Recommendation: CONTRIBUTING

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

Criterion A — Community Planning and Development: Built in 1926, this Craftsman Bungalow predates the Ford Headlamp Plant's opening by two years, placing it among the pre-existing residential development that formed the community foundation Ford selected for his Village Industries program. Ford deliberately chose established communities with existing housing stock and civic infrastructure rather than building company towns from scratch — properties like this bungalow demonstrated the stability and viability that attracted Ford's industrial investment. The 1926 date falls at the very beginning of the district's period of significance, documenting Flat Rock's character immediately before its industrial transformation.

The front-gabled bungalow with covered porch represents the quintessential American housing type of the 1920s, demonstrating Flat Rock's participation in national residential design trends. The distinctive catslide roof — where the rear roofline sweeps down in a long slope from the main ridge — is an unusual feature more commonly associated with Colonial-era saltbox houses than with 1920s bungalows, and adds architectural variety to the district's housing stock.

The original detached single-car garage with alley access is an increasingly rare survivor that documents 1920s automobile-era site planning. The alley-access arrangement — separating vehicular traffic from residential street frontages — reflects early 20th-century neighborhood planning ideals that prioritized pedestrian-friendly streets. The garage's survival substantially enhances the property's value for understanding complete residential site development patterns of the period.

Integrity Assessment: Vinyl siding and aluminum replacement windows have diminished materials and workmanship integrity on the main house. However, the building retains its essential form: the distinctive catslide roof, front-gabled profile, dormer, and front porch are all preserved. The original garage with alley access provides exceptional authenticity that substantially enhances overall property integrity. Location, design, setting, feeling, and association remain strong.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0201_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28710 Church Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_999_00_2019_004 [sic] Lot 221 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095725	Long: -83.291261	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1998
Architectural Style	Contemporary Multi-Family
Building Form	Multi-unit apartment complex
Roof Form	Hip and gabled combination
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double-hung and sliding units
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28710 Church St. North is a contemporary multi-family apartment complex constructed in 1998. The building represents modern apartment design characterized by efficiency-oriented planning and contemporary construction methods. The structure features a combination of hip and gabled roof forms creating multiple residential units within a single building envelope.

The exterior is clad in vinyl siding with a light color scheme typical of late 20th-century multi-family residential construction. Windows are vinyl units in various configurations including double-hung and sliding types positioned to maximize natural light for individual apartment units. The building's scale and massing reflect contemporary multi-family housing standards rather than the single-family residential character that defines the surrounding historic neighborhood.

History of the Resource

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

The building at 28710 Church St. was constructed in 1998 and has very limited historical information.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 28710 Church St. North is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 1998, which falls well outside the district's established period of significance (1922-1972). The building was constructed more than 25 years after the end of the historic period and therefore has no association with the historical development patterns, architectural traditions, or community growth that define the district's significance.

The contemporary apartment design, modern materials, and multi-family scale are incompatible with the historic residential character of the surrounding neighborhood, which consists primarily of single-family homes from the 1920s-1950s. The building's presence disrupts the historic streetscape and residential development patterns that contribute to the district's overall integrity and feeling.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and lack of historical or 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_999_00_2019_004; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28734 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0225_001 [sic] Lot 225 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095567		Long: -83.291348		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	c. 1940 (converted to apartments in 1972)
Architectural Style	Colonial Revival/Institutional
Building Form	1.5-story gambrel-roofed building
Roof Form	Gambrel roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Religion; 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 ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Methodist Church Activity Center			
Current/Common Name	Residential apartments			
Historic/Original Owner	Methodist Church			
Historic Building Use	Religious/community activity center			
Current Building Use	Multi-family residential			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	August 2025	Recorded By		Agency Report #	

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

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 28734 Church St. North is a distinctive 1.5-story building constructed circa 1940 as an activity center for the Methodist church and converted to residential apartments around 1972. The building represents an excellent example of institutional architecture that has been successfully adapted for residential use while retaining its characteristic architectural features and community significance.

The structure's most prominent feature is its gambrel roof, a distinctive architectural element that creates both visual interest and practical interior space for the upper level. The gambrel roof form is characteristic of Colonial Revival institutional buildings and provides the structure with a substantial yet approachable appearance appropriate to its original community function. The roof is covered with asphalt shingles and features a small dormer window on the front slope that provides natural light to the upper level spaces.

The building exhibits a rectangular plan with substantial massing that reflects its original institutional purpose. The exterior walls are currently clad in light-colored vinyl siding that has been installed over the original wood frame construction. While the siding represents a later alteration, it has been applied in a manner that respects the building's original proportions and does not obscure the fundamental architectural character that distinguishes this structure within the neighborhood context.

The front facade features a simple entrance configuration with a small covered entry portico supported by slender columns. This entrance treatment maintains the modest institutional character while providing appropriate shelter for residents. The symmetrical window placement and simple trim details reflect the straightforward functional design approach typical of mid-20th-century religious and community buildings.

Windows throughout the building are vinyl replacement units that maintain the original opening sizes and placement patterns. The fenestration reflects the building's institutional origins with regularly spaced windows designed to provide adequate natural light for community activities and meeting spaces. The window proportions and spacing contribute to the building's distinctive character and help distinguish it from typical residential structures in the neighborhood.

The conversion to apartments around 1972 represents a thoughtful adaptive reuse that preserved the building's essential architectural character while meeting changing community needs. The conversion coincided with the end of the district's period of significance and demonstrates the community's approach to preserving useful structures through functional adaptation rather than demolition.

History of the Resource

Provide information on previous owners, land use, 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 Lautenschlager, James Mote, Richard Demerest, Frank Brown, Walter Bennett, Julius Neifert, J. Frank Morford, and Edward Filsinger, Trustees of the First Methodist Episcopal Church of Flat Rock, Michigan, conveyed the southerly 74 and one-half feet of Lot 225 to Paul C. Early and Helen J. Early by Warranty Deed for love on March 31, 1941, recorded June 4, 1941 (Liber 5718, Page 127).¹

The Board of Trustees of the Methodist Church of Flat Rock, Wayne County, Michigan, conveyed the northerly 14.5 feet of Lot 225 to David W. Parker and Ruth A. Parker, husband and wife, as tenants by the entireties, by Warranty Deed for love on March 30, 1943, recorded July 10, 1946 (Liber 8110, Page 509).²

An Affidavit of James E. Mote was recorded on September 4, 1946, recorded November 1, 1946 (Liber 8311, Page 256), pertaining to the northerly 14.5 feet of Lot 225. The affiant states that the grantor in Deed Liber 8110, Page 509 was erroneously stated as the Board of Trustees of the Methodist Church of Flat Rock, and should have been the Trustees of the First Methodist Episcopal Church of Flat Rock.³

This building still functions as an apartment building.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

Recommendation: CONTRIBUTING

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

Criterion A — Community Planning and Development: Built c. 1940 as an activity center for the Methodist church, this building documents the expansion of religious and social institutions that accompanied Flat Rock's growth during the Village Industries period. The building provided space for church activities, community meetings, and social gatherings that strengthened civic life. Its 1972 conversion to apartments demonstrates adaptive reuse practices during the later period of significance, preserving a useful building while addressing changing housing needs.

Criterion C — Architecture: The building is a well-preserved example of mid-century institutional design distinguished by its gambrel roof form, substantial massing, and straightforward functional styling that set it apart from the surrounding residential structures while maintaining neighborhood compatibility. The successful residential conversion maintained the building's essential architectural character.

Integrity Assessment: The distinctive gambrel roof, institutional massing, entrance configuration, and fenestration patterns are all intact. Vinyl siding has diminished materials integrity but respects original proportions. Construction quality and roof framing demonstrate original workmanship. Location, design, setting, feeling, and association are strong, with the building conveying both its institutional origins and its adaptive residential reuse within the Church Street neighborhood 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_094_03_0225_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28752 through 28762 Church (1 continuous building - 4 units)		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0232_000 Lot 233 & 234 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095291	Long: -83.291543	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2002
Architectural Style	Contemporary/Neo-Traditional
Building Form	Multi-unit condominium complex
Roof Form	Complex gabled with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and stucco
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Various contemporary configurations
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	N/A			
Period(s) of Significance	1922-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity: Not Applicable	Intact ☐	Altered ☐	Moved ☐	Date(s):
Historic Name	N/A			
Current/Common Name	Multi-family living residence			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Current Building Use	Multi-family living residence			
Architect/Engineer/Designer	N/A			
Builder/Contractor	N/A			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28752 Church St. North is a contemporary condominium complex constructed in 2002 consisting of multiple residential units within a single building structure. The building represents late 20th/early 21st-century multi-family residential design characterized by neo-traditional styling that attempts to incorporate historical references within contemporary construction methods and planning approaches.

The structure features a complex roofline with multiple gables and dormers designed to break up the building's mass and create visual interest. The exterior combines brick veneer on the lower levels with stucco or similar materials on upper portions and gable ends. Contemporary vinyl windows in various configurations provide natural light to individual condominium units. The building includes modern amenities such as individual balconies and contemporary entrance features that reflect current residential development standards.

History of the Resource

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

These condos were constructed in 2002 by Mr. Fiorelli and therefore are non-contributing resources to the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

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

The property at 28752 Church St. North is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2002, which falls thirty years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary condominium design, modern construction methods, and multi-unit density represent a significant departure from the single-family residential character and modest scale that characterizes the historic neighborhood. The building's substantial massing, contemporary materials, and modern styling are incompatible with the historic streetscape and disrupt the residential development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel 58_094_03_0232_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28433 Church Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0164_000 Lot 164 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0971315	Long: -83.2885549	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1923
Architectural Style	Craftsman/Prairie Influence
Building Form	2-story hip-roofed house
Roof Form	Hip roof with upper- level dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal wood siding
Foundation Materials	Concrete block
Window Materials	Mixed-Wood frame
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	c. 1923-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28433 Church			
Historic/Original Owner	Frank & Agnes Laura			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1923 Prairie School-influenced residence is a 2-story frame dwelling exhibiting distinctive two-stage massing — a hipped-roof first story surmounted by a projecting cubic second story that extends beyond the footprint of the lower level. This unusual configuration creates bold geometric composition and strong horizontal shadow lines characteristic of Prairie design principles.

The first story is sheltered beneath a low-pitched hipped roof with broad overhanging eaves that create deep shadow lines and the ground-hugging horizontal emphasis central to Prairie School philosophy. The wide eaves extend well beyond the wall plane, sheltering the exterior walls and reinforcing the horizontal reading of the lower volume. A small entry porch with wood stairs and a simple railing provides access at the front elevation, positioned beneath the protective overhang.

The second story rises as a cubic mass projecting outward from the first-story walls, creating a cantilevered or corbeled effect where the upper volume overhangs the lower. This projecting box features a low-pitched or nearly flat roof with a small gabled vent or cupola at the ridge. Horizontal banks of windows are arranged across multiple facades of the upper story — pairs and groups of double-hung windows emphasizing width over height, a defining Prairie School principle. The horizontal fenestration floods the upper interior with natural light while reinforcing the building's overall emphasis on lateral lines.

The exterior walls are clad in what appears to be original wood clapboard siding stained dark brown — an exceptionally rare survival within the district. The dark stain creates dramatic visual character and allows the natural wood texture to remain visible. The consistent coursing and apparently original trim details around windows and at corners support the assessment of original material. A brick wainscot or foundation wall is visible at the base of the first story, transitioning to the wood-clad walls above and grounding the composition in masonry.

Windows include a mix of apparently original wood units with aluminum storm windows and selective vinyl replacements. The original wood windows — particularly the horizontal groupings on the upper story — demonstrate c. 1923 craftsmanship and proportions. The aluminum storm windows represent period-appropriate mid-century weatherization that likely contributed to the original windows' survival.

The property occupies a sloped lot with the ground rising from the street, which elevates the building and accentuates the two-stage massing when viewed from below. The hillside setting amplifies the visual impact of the projecting upper story. Mature deciduous trees frame the property. The adjacent dwelling is visible to the right, establishing the residential context.

Character-defining features include the apparent original dark brown-stained wood clapboard siding, the distinctive two-stage massing with projecting cubic second story, the hipped roof with broad overhanging eaves, horizontal window banks on the upper story, original wood windows with aluminum storm windows, brick foundation wainscot, and the hillside setting that accentuates the building's geometric composition.

History of the Resource

Provide information on previous owners, land use, 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, Frank & Agnes Laura were living at 734 Seneca or Cooke, and employed as a Laborer for Ice House.¹ In 1939, Frank & Agnes Laura were living at 28433 Church.² In 1940, Frankl & Agnes Laura were living at 28433 Church St., and employed as a operator for ice plant.³ In 1950, Frederick Lowell & Blanche McClure and children resided at 28433 Church; and Frederick worked as Buffer at Auto Parts Manufacturing.⁴ In 1959, Lowell McClure resided at 28433 Church Street.⁵ Frederick Lowell died on 27 Jan 1967 and is interred in the Huron Valley Cemetery.⁶

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 11B, dwelling 234, family 258, for Frank & Agnes Laura ; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 460 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 211, for Frankl & Agnes Laura ; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 25 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 7, dwelling 58, for Frederick & Blanche McClure and children; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 8 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ Ancestry.com. *Michigan, U.S., Deaths and Burials Index, 1867-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built c. 1923, this dwelling predates the Ford Headlamp Plant's Village Industries operations by approximately five years, representing the established residential community that attracted Ford's investment in Flat Rock. The property demonstrates that even modest working-class housing in pre-Ford Flat Rock incorporated progressive architectural ideas, documenting a community with design sophistication beyond what its small size might suggest.

Criterion C — Architecture: The building is architecturally exceptional for its Prairie School influences — highly unusual for modest 1920s housing in a small Michigan town. The most distinctive feature is the two-stage massing: a hipped-roof first story with wide overhanging eaves creating Prairie-style horizontal emphasis, surmounted by a projecting cubic second story with horizontal window banks. Whether this configuration represents original 1923 design or an early addition, the form has acquired significance through age and creates bold geometric composition characteristic of Prairie design principles — cubic volumes, horizontal fenestration, and sheltering roof planes.

The property retains what appears to be original wood clapboard siding stained dark brown — an exceptionally rare survival in a district where nearly every other dwelling has received vinyl or aluminum replacement siding. Some original wood windows also survive with aluminum storm windows providing protective weatherization. This level of exterior material preservation is outstanding and makes the property invaluable for understanding authentic 1920s residential construction and material character.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Materials and workmanship integrity are exceptional — the apparent original wood siding and surviving wood windows represent the best material preservation documented in the district. Design integrity is excellent, with the distinctive two-stage massing, hipped roof, projecting cubic upper story, and horizontal window banks fully intact. Location, setting, feeling, and association are maintained on the Church Street site within the pre-Ford residential fabric.

Character-Defining Features: Apparent original dark brown-stained wood siding; two-stage massing with projecting cubic second story; hipped roof with wide overhanging eaves; horizontal window banks on the upper story; original wood windows with aluminum storm windows; painted concrete block foundation; bold geometric composition combining hipped base with cubic upper volume.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0164_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28453 Church Street [714 Church St.]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0166_000 Lot 166 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0969405	Long: -83.2887608	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	1.5-story gabled cottage with shed dormer
Roof Form	Side-gabled with big shed dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash/Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 - Detached garage



Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	c. 1920-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28453 Church			
Historic/Original Owner	Omer & Anna Miller			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1920 Craftsman-influenced vernacular cottage at 28453 Church St. is a 1.5-story frame dwelling with a gabled roof, prominent front dormer, and screened front porch, representing pre-Village Industries residential development approximately eight years before Ford's program began in 1928.

The house exhibits a gabled roof with a substantial front-facing gabled dormer projecting from the front roof slope, providing light and headroom to the upper half-story. A screened porch extends across the front facade — either original to the c. 1920 construction or an early enclosure of an open porch, both common patterns in Michigan where screened porches allowed comfortable warm-weather living. The exterior walls are clad in aluminum siding replacing the original wood clapboard or shingles. The concrete block foundation is typical of early 1920s residential construction. Windows include a mix of casement units and some original wood double-hung windows with aluminum storm windows; the casement windows reflect Craftsman-era design preferences for their functionality and progressive appearance.

The most significant surviving element is the original concrete block garage at the rear of the property. Concrete block garages from the 1920s are increasingly rare — many early garages were wood-frame structures that deteriorated or were replaced with larger modern buildings. This garage documents c. 1920 automobile-era site planning, with the detached rear placement illustrating the standard residential organization of the period before attached garages became common. Together the house and garage form a complete property complex providing fuller documentation of 1920s residential development than properties where only the main house survives.

Character-Defining Features: Gabled cottage form with prominent front dormer, screened front porch, original wood windows with aluminum storm windows, casement windows, and original concrete block garage documenting c. 1920 construction methods and site planning.

History of the Resource

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

In 1930, Omer & Anna (nee Boyer) Miller and family were living at 714 Church St., and Omer was employed as a Car Repairman for the railroad.¹ In 1939, Monroe Boyer were living at 28453 Church.² In 1939, Omer & Anna Miller and family were living at 28453 Church.³ In 1940, Omer & Anna Miller and family were living at 28453 Church St., and Omer was employed as an electric welder for the steam railroad.⁴ In 1950, Omer & Anna Miller resided at 28453 Church; and Omer worked as a Carman Welder for the railroad.⁵ In 1959, Ira H. Gabehart resided at 28453 Church Street.⁶ In 1971, Ira H. Gabehart resided at 28453 Church Street.⁷

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 223, family 247, Omer & Anna Miller and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ [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 11A, dwelling 210, for Omer & Anna Miller and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 25 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 6, dwelling 56, for Omer & Anna Miller; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built c. 1920, approximately eight years before Ford opened the Flat Rock Village Industries plant, this Craftsman-influenced cottage represents the established residential community that attracted Ford's industrial investment. The property's most significant feature is the original concrete block garage at the rear — a rare survival documenting c. 1920 automobile-era construction methods and site planning. Concrete block garages from this period are increasingly uncommon, and its retention creates a complete property complex preserving 1920s residential development patterns that properties with only an altered main house cannot convey.

Integrity Assessment: Aluminum siding replacement has diminished materials integrity on the main house. However, the property retains its gabled cottage form, prominent front dormer, screened porch, some original wood windows with aluminum storm windows, and most significantly the original concrete block garage. Location, design, setting, feeling, and association are maintained. The garage's exceptional survival substantially enhances the property's overall integrity and historical 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 58_094_03_0166_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28465 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0167_000 Lot 167 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096822	Long: -83.2889147			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1935
Architectural Style	Minimal Traditional
Building Form	1.5 Story Cross gabled cottage
Roof Form	Front-gabled with shed-roofed side enclosed porch
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding on the House w/Vinyl siding on porch
Foundation Materials	Poured Concrete
Window Materials	Wood Windows w/aluminum porch windows
Window Type	Double-hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1935-1947 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28465 Church St.			
Historic/Original Owner	Jesse & Sylvia Yardley			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1935 residential structure is a 1.5-story cross-gable cottage located on Church Street in Flat Rock. The building represents residential development from the mid-1930s, coinciding with Ford's Village Industries program, and retains sufficient integrity of design, location, and setting to convey its historical significance despite material alterations.

The house features a cross-gable roof form covered with asphalt shingles, creating the asymmetrical massing typical of modest residential construction from this period. The roof configuration includes intersecting gables that add visual interest to the modest dwelling, reflecting typical 1930s residential design patterns influenced by both Minimal Traditional and Folk Victorian stylistic elements.

The exterior walls are clad in aluminum siding that covers the original wood clapboard, representing a common mid-to-late 20th century material update undertaken for maintenance purposes. While this alteration has modified the original material character, the underlying building form and proportions remain intact and the siding follows the original wall planes. The aluminum siding was a popular and economical choice for homeowners seeking to reduce maintenance requirements while preserving the basic appearance of their homes.

A significant alteration to the property is the enclosure of the original front porch. The enclosed porch features grey vinyl siding and includes two small viewing windows that provide limited visual connection to the exterior. This enclosure represents a modification to the original design that has altered the building's street presence and removed the traditional open porch element that would have been characteristic of 1930s residential architecture. The porch enclosure likely occurred in the late 20th century as homeowners sought additional interior living space.

The foundation consists of poured concrete construction typical of 1930s residential building practices, representing the period's transition from stone and block foundations to more modern concrete construction techniques. The poured concrete foundation remains in functional condition and demonstrates the construction methods prevalent during Ford's Village Industries era.

The windows retain their original wood frames with the addition of aluminum storm windows, which were added for energy efficiency. The double-hung window configuration maintains the original fenestration pattern, and the retention of wood window frames beneath the storm windows preserves an important connection to the building's original construction. The window openings and proportions remain consistent with 1930s residential design.

The building form retains its original massing and general configuration despite the material alterations. The cross-gable roof form, overall building proportions, and basic architectural character remain legible and convey the property's 1935 construction date and its relationship to the period of Ford's Village Industries development in Flat Rock.

Character-defining features include the 1935 construction date placing it within the Village Industries period, the cross-gable roof form, the basic building massing and proportions, the wood window frames (beneath storm windows), the poured concrete foundation, and the overall residential scale and character typical of mid-1930s modest housing construction.

History of the Resource

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

In 1930, Jesse & Sylva Yardley and family were living at 747 Church St., and Jesse was employed as a Car Inspector for the Railroad.¹ In 1939, Dorothy Stith, daughter of Jesse Yardley, was living at 28465 Church.² In 1939, Jesse & Sylvia Yardley were living at 28465 Church.³ In 1940, Jesse & Sylvia Yardley were living at 28465 Church St., and employed as a inspector for steam railroad.⁴ In 1950, Jesse Yardley resided at 28465 Church.⁵ Jesse Yardley died 21 August 1955 at age 69, having been employed by the railroad most of his life.⁶ In 1959, John L. Lewis resided at 28465 Church Street.⁷ In 1971, Jess E. Tittle resided at 28465 Church Street.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.

Recommendation: CONTRIBUTING

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

Criterion A — Community Planning and Development: Built in 1935 during the active period of Ford's Village Industries program, this modest cottage represents the working-class housing that developed in Flat Rock as the community grew around the Ford Headlamp Plant. The property documents the affordable residential construction that housed the workforce forming the backbone of Ford's industrial operations — not every worker could afford high-style housing, and properties like this represent the more common residential fabric of the Village Industries era.

Integrity Assessment: The property has undergone material alterations including aluminum siding replacement, front porch enclosure with vinyl siding, and aluminum storm windows — common and reversible modifications to mid-century residential properties. Materials and workmanship integrity are diminished. However, the underlying building form, cross-gable roof configuration, massing, poured concrete foundation, wood window frames, and original window openings remain intact. Location, design, setting, feeling, and association are maintained on the original Church Street site within the residential neighborhood that developed during the Village Industries era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0167_000; citing records held by the City of Flat Rock.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 225, family 249, for Jesse & Sylvia Yardley and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ [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 11A, dwelling 209, for Jesse & Sylvia Yardley ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71W?view=explore&cc=2000219&lang=en&groupID=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 25 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 6, dwelling 55, for Jesse Yardley ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupID=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

⁶ Ancestry.com. *Michigan, U.S., Deaths and Burials Index, 1867-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

⁷ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁸ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Atwater Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28487 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0190_000 Lot 190 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0967007		Long: -83.2891988		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow/American Small House
Building Form	Single-story cottage with raised foundation
Roof Form	Hip roof with wide eaves
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood
Foundation Materials	Concrete block foundation
Window Materials	Wood frame windows
Window Type	Double-hung sash, multi-pane over single-pane
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (Detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1920-1947 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28487 Church			
Historic/Original Owner	Della Flowers [Pigion]			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1920 Craftsman Bungalow is a one-story residential structure with a prominent front porch, situated on Church Street in Flat Rock. The building exhibits characteristics consistent with early 20th-century catalog or kit houses, representing the mass-produced housing options that were popular during this period and made quality home design accessible to working-class families. Despite material alterations, the property retains its distinctive architectural form, significant design features, and overall character-defining bungalow massing.

The house features a hip roof form with a prominent front-facing gable dormer that creates the distinctive Craftsman Bungalow profile typical of this architectural style. The roof is covered with asphalt shingles and displays the broad, sheltering eaves with exposed rafter tails that are characteristic of Craftsman design. The combination of hip roof with front gable dormer was a popular configuration in catalog houses from companies such as Sears, Roebuck and Company, Aladdin, and Gordon-Van Tine, suggesting this may be a kit house.

A defining feature of this property is its substantial full-width front porch, which remains intact with its original configuration. The porch features tapered columns or posts sitting on solid railings, creating the horizontal emphasis typical of Craftsman design. The porch roof is supported by these substantial columns and provides generous covered outdoor living space, reflecting the Craftsman movement's emphasis on indoor-outdoor connectivity and informal living. The retention of the original porch form is significant for maintaining the building's architectural character and period identity.

The exterior walls are clad in vinyl siding that has replaced the original wood siding. This material alteration, while modifying the original surface treatment, follows the original wall planes and preserves the underlying building form. The vinyl siding represents a common mid-to-late 20th century update undertaken for maintenance reduction.

A particularly significant feature is the retention of original wood windows with leaded glass upper sash on the front facade. These windows display the decorative glazing patterns typical of Craftsman Bungalow design and represent important surviving original materials. The leaded glass work demonstrates the quality craftsmanship and attention to detail that characterized both custom-built and higher-quality catalog houses of this period. The presence of these original windows on the primary facade maintains the building's most important visual character and historical authenticity.

The side elevations feature vinyl replacement windows that have altered the original fenestration materials. While these replacements modify the secondary facades, the front facade's retention of original wood windows with leaded glass preserves the most architecturally significant and publicly visible features of the building. The overall window pattern and opening sizes appear consistent with the original configuration.

The foundation consists of concrete block construction typical of early 20th-century residential building practices. This foundation type was commonly specified in catalog house plans and represents standard construction methods of the 1920 construction period.

The building form retains its characteristic Craftsman Bungalow massing with low, horizontal emphasis, broad eaves, prominent front porch, and front gable dormer. The overall proportions, spatial relationships, and architectural composition remain intact and clearly convey the property's 1920 construction date and bungalow typology.

The property exhibits several characteristics suggesting it may be a catalog or kit house, including the standardized Craftsman Bungalow form, symmetrical facade composition, typical proportions, and quality details such as leaded glass windows. If confirmed as a catalog house, this would add another layer of significance as these mail-order homes represent an important chapter in American residential architecture and made well-designed housing accessible to middle-class and working-class families. Catalog houses were particularly popular in industrial communities where workers sought affordable, modern housing.

Character-defining features include the 1920 construction date placing it at the beginning of the district's period of significance, the hip roof with front gable dormer, the full-width front porch with Craftsman columns, the original wood windows with leaded glass upper sash on the front facade, the concrete block foundation, the overall Craftsman Bungalow massing and proportions, and the possible catalog/kit house origins.

History of the Resource

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

In 1927, Della Flowers owned lot 1 of Block 4 in the Village of Flat Rock, and the residence thereon.¹ In 1939, Clifford & Myrtle Greer and family were living at 28487 Church.² In 1940, Clifford & Myrtle Greer and family were living at 28487 Church St., and Clifford was employed as a crane operator for SOCONY Vacuum Oil Refinery.³ Clifford lost his battle with cancer of the kidneys on 20 Dec 1942, he was only 49 years old.⁴ In 1948, John Pilat resided at 28487 Church St.⁵ In 1950, John & Bertha Pilat resided at 28487 Church; and John worked as Machinist at the Silca Mine.⁶ In 1971, John Caba resided at 28487 Church Street.⁷

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1920 at the very beginning of the district's period of significance, this Craftsman Bungalow predates the Ford Village Industries program by eight years. The property represents the quality residential stock already present in Flat Rock — the established community character that contributed to Ford's selection of this location for industrial development.

Criterion C — Architecture: The property is a well-preserved example of Craftsman Bungalow design retaining its most important character-defining features on the primary facade: a full-width front porch with Craftsman columns, a hip roof with front gabled dormer, and original wood windows with leaded glass upper sash. The leaded glass represents skilled artisan work characteristic of both custom-built and premium catalog houses of the period. The property's standardized Craftsman form, quality details, and typical proportions are consistent with catalog or kit house designs from companies like Sears, Aladdin, or Gordon-Van Tine — confirmation through further research would add significance as an example of the democratization of quality residential design.

Integrity Assessment: Vinyl siding and side window replacements have diminished materials integrity. However, the building retains its essential Craftsman character where it matters most — the full-width front porch with original configuration, leaded glass upper sash windows on the primary facade, hip roof with gabled dormer, and overall massing and proportions. Workmanship integrity is demonstrated through the surviving leaded glass. Location, design, setting, feeling, and association are maintained on the original Church Street site.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0190_000; citing records held by the City of Flat Rock.

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged by subdivision; pg. 86, entry for Della Flowers ; original records held by Brownstown Township Historical Society.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 208, for Clifford & Myrtle Greer and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71W?view=explore&cc=2000219&lang=en&groupID=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

⁴ Michigan Department of Community Health, Division for Vital Records and Health Statistics; Lansing, Michigan; *Death Records*

⁵ 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.

⁶ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 54, for John & Bertha Pilet; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupID=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

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

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28747 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0235_300 Lot 235 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0951567		Long: -83.2911615		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1860
Architectural Style	Victorian Commercial/Vernacular
Building Form	1.5-story gabled commercial building
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Contemporary siding over original wood frame
Foundation Materials	Stone/concrete
Window Materials	Contemporary replacement windows
Window Type	Various contemporary configurations
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Commerce; Communications; Community Planning and Development			
Period(s) of Significance	1890-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:		Intact ☐	Altered ☒	Moved ☐ Date(s):
Current/Common Name		28747 Church		
Historic/Original Owner		U.S. Postal Service/Local postmaster		
Historic Building Use		Post Office		
Current Building Use		Commercial office/retail		
Architect/Engineer/Designer		Unknown		
Builder/Contractor		Unknown		

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

Shared lot with 26156 E. Huron River Drive.

The property at 28747 Church St. South is a 1.5-story commercial building constructed circa 1890 that served as Flat Rock's Post Office for many decades and represents one of the community's most historically significant civic buildings. Despite substantial exterior alterations, the building retains its essential historic form, massing, and structural integrity that clearly convey its original function and architectural character as documented in historic photographs.

The structure exhibits a simple front-facing gabled form typical of late 19th-century commercial and civic buildings in small Michigan communities. The building's rectangular footprint and straightforward massing reflect the practical, utilitarian design approach commonly employed for post offices and other government buildings during this period. The front-gabled orientation creates a prominent street presence appropriate to the building's important civic function while providing efficient interior space organization.

Historic photographs reveal that the building originally featured a distinctive front porch supported by decorative Victorian-era posts, with ornate brackets and trim details characteristic of 1890s commercial architecture. The porch served both functional and ceremonial purposes, providing weather protection for postal patrons while creating an appropriately dignified entrance for this important civic facility. While the original porch configuration has been altered, the building's overall proportions and window placement patterns remain largely intact.

The building currently features contemporary gray siding that has been installed over the original wood frame construction. While this represents a significant material alteration, the underlying historic structure remains intact, and the new siding has been applied in a manner that preserves the building's essential proportional relationships and does not obscure the fundamental architectural composition. The current fenestration includes contemporary windows, but the window openings appear to follow the original placement patterns documented in historic photographs.

The building's transformation to commercial use demonstrates successful adaptive reuse that has preserved this historically significant structure while meeting contemporary functional requirements. The current commercial modifications, including signage and entrance alterations, represent reversible changes that do not compromise the building's underlying historic character or structural integrity.

Despite the material alterations, the building's historic form, massing, and civic presence remain clearly readable, allowing it to continue functioning as a landmark that contributes to the understanding of Flat Rock's development and the role of postal service in small-town American communities.

History of the Resource

Provide information on previous owners, land use, 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 has served many purposes over the centuries. The structure we know today as 28747 Church, first appears on the Flat Rock Detail map detail of the 1860 Map of Wayne County [then Flat Rock block 13, lot 1]; as a building belonging to Russell Ransom.¹ We also have photos of the building [with identifiable structures in the background and matching fenestration] from the 1890's showing it as a Post Office; and we know it was located behind the home of then Postmaster, Wesley Littlefield.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: This building served as Flat Rock's Post Office, one of the community's most important civic institutions from the 1890s through much of the 20th century. The post office provided the essential communication infrastructure that connected Flat Rock to the broader nation, supporting both the early river-based agricultural economy and the later industrial transformation under Henry Ford's Village Industries program. The building represents federal recognition of the community's importance within the regional postal network.

Criterion C — Architecture: The building is a representative example of late 19th-century small-town civic architecture designed for postal service — a simple gabled form with practical massing and an appropriately dignified presence for federal government representation in a rural community.

Materials integrity is limited — original wood siding and architectural details have been covered or replaced with contemporary materials, representing the most significant compromise to historic character. However, the building retains its essential gabled form, massing, proportional relationships, and original fenestration patterns. Location and setting are

¹ Geil And Jones, Geil & Harley, Isaac G Freed, Worley & Bracher, and Harley & Siverd Geil. *Map of Wayne Co., Michigan*. Philadelphia: Geil, Harley & Siverd, 1860. Map. <https://www.loc.gov/item/2012593159/> : accessed 25 Feb 2026..

excellent, with the building remaining in its original civic/commercial position within the community center. Design, workmanship, feeling, and association are maintained — the underlying structural system and construction techniques remain readable, and the building's civic presence continues to convey its historic function. Material alterations are potentially reversible and do not compromise the building's ability to convey its significant historical associations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0235_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28861 Church Street [28867 Church?]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0277_000 Lot 277 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0942811		Long: -83.2921575		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2004	
Architectural Style	Contemporary Split-Level	
Building Form	Multi-level residential building	
Roof Form	Hip roof with low pitch	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding and brick veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Contemporary double-hung and sliding units	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity: Not Applicable		Intact ☐	Altered ☐	Moved ☐ Date(s):
Current/Common Name	28861 Church			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Current Building Use	Multi-family Residence			
Architect/Engineer/Designer	N/A			
Builder/Contractor	N/A			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28861 Church St. South is a contemporary split-level residential building constructed in 2004. The building represents early 21st-century residential design characterized by a combination of materials including vinyl siding and brick veneer, horizontal emphasis, and multi-level configuration typical of modern suburban construction.

The structure features a low-pitched hip roof and contemporary window configurations designed to maximize natural light and energy efficiency. The building's scale and massing reflect current residential development standards rather than the historic single-family residential character that defines the surrounding neighborhood.

History of the Resource

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

This residence at 28861 Church is recent construction and does not contribute to the Flat Rock Historic District.

Statement of Significance/Recommendation of Eligibility

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

The property at 28861 Church St. South is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2004, which falls thirty-two years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary split-level design, modern construction methods, and combination of vinyl and brick materials represent a significant departure from the modest single-family residential character and traditional materials that characterize the historic neighborhood. The building's contemporary styling and suburban scale are incompatible with the historic streetscape and development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0277_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28861 Church Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0278_300 Lot 278 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094171	Long: -83.292420	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1938
Architectural Style	Colonial Revival
Building Form	1.5-story gambrel-roofed house w/ addition
Roof Form	Gambrel roof w/ one-story gabled addition
Roof Materials	Asphalt shingles w/ snow guards
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1922-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28881 Church St.			
Historic/Original Owner	Henry & Martha Hughson			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	30 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28881 Church St. South is a distinctive 1.5-story residential building constructed in 1938 that exemplifies Colonial Revival.. The building represents an example of the continued residential development that occurred in Flat Rock during the late 1930s, demonstrating the community's stability and growth during the period following the initial impact of Henry Ford's Village Industries establishment.

The structure's most defining architectural feature is its gambrel roof, a distinctive double-pitched roof form that creates both visual interest and practical second-story living space. The gambrel roof configuration is characteristic of Dutch Colonial Revival architecture and represents a sophisticated design choice that distinguished this house from simpler gabled cottage forms common in the neighborhood. The roof features asphalt shingles with snow guards, practical elements that demonstrate attention to weather protection in Michigan's climate.

The main structure exhibits a compact rectangular plan typical of 1930s residential construction, with a one-story gabled addition that extends the building's footprint and provides additional living space. This addition appears to be either original to the 1938 construction or an early compatible expansion that maintains appropriate scale and design relationships with the main structure. The addition's gabled roof form complements the main gambrel roof while maintaining a subordinate architectural relationship.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood frame construction. While representing a later alteration, the siding has been applied in a manner that respects the building's original proportions and does not obscure character-defining features such as the roof form, window placement patterns, or the relationship between the main structure and addition.

Windows throughout the building appear to be vinyl replacement units that maintain the original window opening sizes and configurations. The fenestration includes both dormer windows in the gambrel roof and lower level windows that provide natural light to the main living areas. The window placement creates a balanced facade composition appropriate to the Colonial Revival styling.

The building sits on a concrete block foundation typical of 1930s residential construction, providing appropriate elevation above grade level. The property includes a paved driveway that provides practical vehicle access while maintaining the residential character of the lot.

History of the Resource

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

In 1939, Henry & Martha Hughson were living at 28881 Church.¹ In 1940, Henry & Martha Hughson and family were living at 28881 Church St., and Henry was employed as a carpenter for road construction.² In 1950, Henry & Martha Hughson and their children resided at 28881 Church; and Henry worked as Carpenter for local construction.³ Henry Hughson & Martha resided at 28881 Church Street until 1966.⁴ Henry died on 7 December 1965 at the age of 80 years old, he had been a local carpenter in Flat Rock all his life.⁵

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 11A, dwelling 173, for Henry & Martha Hughson and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-19M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 25 of 1034; United States. National Archives and Records Administration.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 16, dwelling 165, for Henry & Martha Hughson and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-F?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 17 of 58; United States. National Archives and Records Administration.

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

⁵ Ancestry.com. *Michigan, U.S., Deaths and Burials Index, 1867-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1938, this residence represents continued quality residential construction in Flat Rock during the later years of the Depression, demonstrating the economic resilience sustained by Ford's Village Industries operations. The substantial character of this dwelling reflects the community's ability to attract residents who invested in architecturally distinctive housing near the Headlamp Plant.

Criterion C — Architecture: The building is a well-preserved example of Colonial Revival design with Dutch Colonial influences. The distinctive gambrel roof form — a sophisticated architectural choice that maximized upper-story living space while providing traditional styling — distinguished this house within the neighborhood and reflects the continued popularity of historical American forms in 1930s residential construction.

Integrity Assessment: The gambrel roof form, building massing, addition configuration, and window placement patterns are intact. Vinyl siding has diminished materials integrity but maintains original proportions. Construction quality and roof framing demonstrate original workmanship. Location, design, setting, feeling, and association are strong on the original Church Street South site within the pre-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025); parcel number 58_094_03_0278_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28893 Church Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0279_002 Lot 279 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0940858	Long: -83.292554	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1947
Architectural Style	Post-War Multi-Family
Building Form	2-story multi-family residential building
Roof Form	Front Gabled roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Aluminum frame windows
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1947-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	28893 Church			
Historic/Original Owner	Unknown			
Historic Building Use	Multi-family residential building			
Current Building Use	Multi-family residential building			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1947 multi-family residential building is a two-story structure located on Church Street in Flat Rock. Constructed in the immediate post-World War II period, the property represents the critical housing response to the post-war housing shortage and the residential needs of workers in Ford's Village Industries and returning veterans. The building exhibits the utilitarian, efficiency-focused design typical of post-war multi-family housing, with its simple rectangular form and straightforward architectural treatment reflecting the urgent need for housing construction during this period.

The building features a side gable roof covered with asphalt shingles, creating a simple, economical roof form that was typical of post-war residential construction. The roof configuration demonstrates the emphasis on functional efficiency over decorative elaboration that characterized immediate post-war building, when material conservation and rapid construction were paramount concerns.

The exterior exhibits a distinctive two-tone treatment with the upper story clad in aluminum siding and the lower level finished in painted concrete block or stucco. This combination of materials reflects both the building's original construction methods and subsequent modifications. The concrete block foundation and lower level construction demonstrate the use of durable, readily-available masonry materials that were common in post-war construction when traditional wood framing materials were in short supply or expensive.

The building's fenestration consists of aluminum double-hung windows with decorative shutters. The windows are arranged in a regular, symmetrical pattern that reflects the multi-unit residential function and the efficiency-focused design approach of the post-war period. The decorative shutters add visual interest to the otherwise utilitarian facade and represent typical residential embellishments applied to modest multi-family housing to maintain residential character and aesthetic appeal. The window arrangement appears consistent with multi-family residential design, likely providing separate window groups for individual dwelling units.

The building's form is a straightforward two-story rectangular block, representing the simple, economical massing typical of post-war multi-family construction. This building type was specifically designed to maximize residential units within a compact footprint while minimizing construction costs and material usage. The lack of architectural ornamentation and the emphasis on functional design reflects the practical realities of post-war housing construction, when speed and economy were essential.

The property's multi-family residential function is significant within the context of Flat Rock's Village Industries development. As Ford's operations continued in the post-war period, the community faced increased demand for worker housing, particularly affordable rental housing for employees and their families. Multi-family buildings like this one provided crucial housing density and affordability, allowing more workers to live near their employment at the Village Industries facilities.

The concrete block foundation represents standard post-war construction practice and demonstrates the shift toward masonry foundation systems that became increasingly common as concrete block manufacturing became more efficient and affordable in the 1940s.

Character-defining features include the 1947 construction date placing it at the end of the district's primary period of significance, the two-story multi-family residential form, the side gable roof, the simple rectangular massing, the regular fenestration pattern reflecting multi-unit design, the concrete block foundation and lower level construction, and the overall utilitarian post-war residential character that prioritized function and efficiency over architectural elaboration.

History of the Resource

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

In 1959, Ernest P. Dingus resided at 28893 Church Street.¹ In 1961, Robert R. Harmer was living at 28893 Church.² In 1964, Patricia Bailey was living at 28893 Church.³ In 1965, Virgil Scott Jr. was living at 28893 Church.⁴

¹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 45, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1964-65) p. 54, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1947, this multi-family residential building represents the community's response to the acute post-war housing shortage when returning veterans, delayed household formation, and continued Ford employment created demand that far outpaced supply. The multi-family configuration provided housing density and affordable rental options that single-family construction could not achieve — an essential component of the complete housing spectrum supporting the Village Industries workforce. While the district is predominantly single-family, buildings like this document the full range of housing solutions developed to sustain Flat Rock's industrial community. The simple utilitarian design reflects the urgency and material constraints of immediate post-war construction when speed and economy were paramount.

Integrity Assessment: Aluminum siding and window replacements have diminished materials integrity. However, the two-story rectangular form, side-gable roof, multi-unit configuration, regular fenestration pattern, and concrete block foundation and lower-level construction remain intact. The building's utilitarian post-war character and multi-family residential function are clearly legible. Location, design, setting, feeling, and association are maintained on the original Church Street site.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0279_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28905 Church Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0279_001 Lot 279 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0939548		Long: -83.2927589		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1948
Architectural Style	Post-War Ranch/Minimal Traditional
Building Form	Single-story ranch house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Brick/Concrete
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture; Social History			
Period(s) of Significance	1948-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Windows ☐	Moved ☐ Date(s):
Current/Common Name	28905 Church			
Historic/Original Owner	Henry & Martha Hughson			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1948 Minimal Traditional residence is a one-story brick veneer structure with a prominent front porch, situated on Church Street in Flat Rock. The building represents immediate post-World War II residential construction and exemplifies the transition from wartime building restrictions to renewed civilian housing development. The property exhibits exceptional integrity with its original brick veneer exterior, characteristic post-war design features, and overall architectural cohesion that makes it an outstanding example of late 1940s residential construction.

The house features a hip roof with a distinctive front-facing gable dormer element that creates visual interest and provides additional headroom or ventilation for the attic space. The roof is covered with asphalt shingles and displays moderate eaves typical of Minimal Traditional design. The hip roof form combined with the front gable element represents a transitional architectural approach that bridges earlier bungalow traditions with emerging post-war ranch house aesthetics. A brick chimney rises prominently from the roofline, indicating interior heating systems typical of the period.

An exceptional feature of this property is the comprehensive use of brick veneer for the exterior walls, which represents high-quality post-war residential construction and demonstrates the owner's investment in permanent, durable building materials. The brick veneer is laid in a running bond pattern with consistent mortar joints, displaying skilled masonry workmanship. The use of brick veneer in 1948 is particularly significant as it demonstrates the resumption of quality residential construction following wartime material restrictions. Brick veneer provided superior durability, low maintenance, fire resistance, and visual permanence compared to wood siding alternatives, making it a preferred choice for homeowners who could afford the additional expense.

The brick foundation continues the masonry construction from grade to roofline, creating a unified and substantial appearance. This full brick treatment from foundation through walls represents quality construction standards and reflects the post-war emphasis on building permanence and durability after years of deferred housing construction during the Depression and war years.

A character-defining feature is the small front porch with its simple wood railing and steps, providing covered entry space and outdoor living area. The porch features a brick base with wood railings and maintains the simple, functional design approach typical of Minimal Traditional architecture. The porch's modest scale and straightforward detailing reflect the economical design principles of post-war housing while still providing the traditional residential amenity of covered entry space.

The fenestration consists of aluminum double-hung sash windows arranged in a regular, symmetrical pattern across the facade. While the aluminum windows likely represent a replacement of original wood windows, this is a common and relatively minor alteration that does not significantly compromise the building's overall integrity. The window openings, proportions, and arrangement remain consistent with the original 1948 design, and the symmetrical window placement reinforces the balanced, orderly composition typical of Minimal Traditional residential architecture.

The building exhibits the compact, efficient massing characteristic of Minimal Traditional design, with a simple rectangular footprint that maximized interior living space while minimizing construction costs and material usage. The lack of complex projections or elaborate architectural ornamentation reflects the practical, economy-focused design approach necessitated by post-war material costs and construction labor availability, while the brick veneer exterior demonstrates a commitment to quality and permanence.

The property's setting includes a well-maintained lawn and residential landscaping that maintains the historical residential character of the neighborhood. The building's relationship to the street and adjacent properties reflects the post-war residential development pattern that characterized Flat Rock's continued growth following Ford's Village Industries establishment.

Character-defining features include the 1948 construction date placing it in the immediate post-war period, the hip roof with front gable dormer, the exceptional brick veneer exterior with skilled masonry workmanship, the brick foundation, the front porch with wood railings, the brick chimney, the symmetrical facade composition, the compact Minimal Traditional massing, and the overall high-quality post-war residential character demonstrating the resumption of permanent housing construction after wartime restrictions.

History of the Resource

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

Henry Hughson and Martha M., his wife, conveyed a part of Lot 279 described as beginning at a point on the northerly line of said lot distant N 88°59' E 82.03 feet from the most westerly corner of Lot 279, and proceed thence N 88°59' E along said northerly line 87.14 feet, thence S 47°10'30" E 154.15 feet to the southeasterly line of Lot 279, thence S 39°05'50" W along said southeasterly line 60.11 feet, thence N 47°10'30" W 220.90 feet to the point of beginning, to George J. Hughson, a single man, by Warranty Deed for \$1 and other valuable consideration on May 31, 1955, recorded June 13, 1955 (Liber 12607, Page 561).¹

Carroll Edward Hehl resided at 28905 Church Street from 1959 through 1971.²

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1948, this brick residence represents the resumption of quality residential construction following the end of wartime building restrictions. The substantial investment in brick veneer — more expensive than wood siding alternatives — reflects renewed economic confidence and the fulfillment of homeownership aspirations delayed by fifteen years of Depression and war. The property documents the post-war housing boom that sustained Flat Rock's growth as Ford's industrial operations transitioned from wartime to peacetime production.

Criterion C — Architecture: The property is an excellent example of Minimal Traditional residential design with exceptional material integrity. The hip roof with front gabled dormer, symmetrical facade, functional front porch, and comprehensive brick veneer exterior exemplify the style that dominated American residential construction in the late 1940s before the Ranch house became predominant. The design captures the architectural transition from pre-war bungalow traditions toward emerging Ranch aesthetics — the hip roof recalls earlier forms while the compact massing, minimal ornamentation, and horizontal emphasis anticipate the 1950s.

Integrity Assessment: The property retains exceptional integrity across all seven aspects. The original brick veneer exterior is completely intact, displaying skilled masonry workmanship with consistent coursing and uniform mortar joints — the best material preservation documented on this section of the district. Windows have been replaced with aluminum units, a minor and reversible alteration that does not diminish the property's outstanding overall integrity; original openings, proportions, and arrangement are preserved. Location, design, setting, feeling, and association are all strong.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0279_001; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

² "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28907 Church Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0279_001 Lot 279 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0941237	Long: -83.2929509	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1948
Architectural Style	Post-War Minimal Traditional
Building Form	Single-story cottage with front porch
Roof Form	Gabled roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1948-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28907 Church			
Historic/Original Owner	Hughson Family [see 28905 Church]			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1948 Minimal Traditional residence is a one-story gable-front cottage with an asymmetrical side wing, situated on Church Street in Flat Rock. The building represents immediate post-World War II residential construction and exemplifies the modest, efficient housing solutions developed to address the severe post-war housing shortage. Despite material alterations, the property retains its distinctive architectural form and overall character that clearly convey its 1948 construction date and post-war residential development context.

The house features a front-facing gable roof configuration with a prominent side wing gable, creating the asymmetrical massing characteristic of Minimal Traditional cottage design. The roof is covered with asphalt shingles and displays the moderate eaves typical of this utilitarian post-war residential style. The gable-front orientation with offset side wing represents a common and economical building form that maximized interior living space within a compact footprint while minimizing construction costs—a critical consideration during the post-war period when housing demand vastly exceeded supply.

The exterior walls are clad in aluminum siding that has replaced the original wood siding. This material alteration, undertaken for maintenance reduction, is typical of mid-to-late 20th century updates to modest post-war housing. While the aluminum siding has modified the original surface treatment, it follows the original wall planes and preserves the underlying building form, massing, and architectural character. The siding replacement represents a common and practical modification that does not obscure the building's essential 1948 identity.

A character-defining feature is the front porch with wood stairs and railings, which provides covered entry space and maintains the traditional residential amenity of outdoor transitional space between public and private realms. The porch appears to sit on a concrete block foundation base and features simple, functional wood railings and steps that reflect the straightforward, no-frills design approach necessitated by post-war construction economics. The retention of the porch configuration is significant for maintaining the building's original spatial organization and residential character.

A particularly notable feature visible in the photograph is the large multi-light picture window on the front facade. This window type represents a characteristic post-war residential design element that became increasingly popular in the late 1940s. Picture windows reflected changing American lifestyles and residential preferences, providing increased natural light, visual connection to outdoor surroundings, and a sense of openness that contrasted with earlier, smaller-windowed residential designs. The presence of this large window, even if replaced with aluminum units, maintains an important design element that characterizes post-war residential architecture and demonstrates the building's 1948 construction period.

The foundation consists of concrete block construction, which was standard for post-war residential building and represents the construction methods prevalent during this period. Concrete block foundations were economical, durable, and readily available, making them the preferred choice for modest residential construction in the late 1940s.

The property includes a detached outbuilding/garage visible in the photograph, which contributes to the complete residential property development typical of post-war single-family housing. The presence of an automobile storage structure reflects the increasing car ownership and automobile-oriented residential planning that characterized post-war American suburban development.

The building exhibits compact, efficient massing that prioritizes functional interior space over decorative elaboration. The asymmetrical facade composition, front gable with side wing configuration, and straightforward architectural treatment reflect the Minimal Traditional style's emphasis on economical construction, simplified forms, and practical residential design. These characteristics were essential during the post-war housing crisis when rapid construction and cost efficiency were paramount concerns.

The property's setting includes residential landscaping and maintains the characteristic post-war residential neighborhood context. The building's relationship to the street, lot configuration, and presence of detached garage reflect typical post-war residential development patterns in communities like Flat Rock.

Character-defining features include the 1948 construction date placing it in the immediate post-war period, the front gable with side wing roof configuration, the asymmetrical cottage massing, the front porch with wood stairs and railings, the large multi-light picture window characteristic of post-war design, the concrete block foundation, the compact and efficient building form, the detached garage/outbuilding, and the overall Minimal Traditional residential character that reflects post-war housing construction priorities and constraints.

History of the Resource

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

In 1953, James Vreeland resided at 28907 Church.¹ In 1954, Sgt. Ralph W. Dickson and family resided at 28907 Church.² In 1955, Louis E. Duvall and family were living at 28907 Church.³ In 1959, George Collins resided at 28907 Church Street.⁴ In 1971, John Wawrin resided at 28907 Church Street.⁵

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1948, this modest cottage represents Flat Rock's response to the severe post-war housing shortage when returning veterans and industrial workers faced critical demand after nearly two decades of minimal construction during the Depression and war years. The compact, economical design reflects the realities of post-war building — maximizing housing units rather than architectural embellishment. The front gable with side wing configuration and characteristic picture window demonstrate the transitional design of the late 1940s, bridging pre-war bungalow traditions with the emerging 1950s Ranch aesthetic. While the district includes higher-quality brick residences and earlier architectural styles, modest cottages like this housed the majority of working-class families and represent the typical post-war housing experience for Ford's Village Industries workforce.

Integrity Assessment: Aluminum siding and window replacements have diminished materials integrity — typical alterations for modest post-war housing. However, the original building form, front gable with side wing configuration, asymmetrical massing, front porch, roof configuration, and picture window are preserved. Location, design, setting, feeling, and association are maintained on the original site within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0279_001; citing records held by the City of Flat Rock.

¹ Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

² Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston, Rockwood and Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**) pg. 8, for 29156 Sheeks Blvd; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

³ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁴ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Church Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28207 Cooke Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0148_000 Lot 148 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.099091	Long: -83.2879362	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1953
Architectural Style	Minimal Traditional/Post-War Cottage
Building Form	1.5-story gabled cottage
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1953-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28207 Cooke			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1953 residential structure is a one-story ranch-style cottage with side-gable configuration and front entry projection, situated on Cooke Street in Flat Rock. The building represents early 1950s residential construction that marks the transition from immediate post-war housing solutions to the emerging suburban ranch house aesthetic that would dominate American residential architecture throughout the 1950s and 1960s. Despite material alterations, the property retains its essential architectural form and spatial organization that clearly convey its early 1950s construction and ranch house characteristics.

The house features a side-gable roof form with a prominent front gable projection that shelters the main entry, creating visual emphasis and architectural interest on the primary facade. This combination of side gable main roof with front-facing gable entry element represents a characteristic design approach of early ranch houses that provided both functional weather protection for the entrance and aesthetic variation to an otherwise horizontal roofline. The roof is covered with asphalt shingles and displays the moderate eaves typical of modest ranch house construction.

The exterior walls are clad in aluminum siding that has replaced the original wood siding. This material alteration is typical of mid-to-late 20th century updates to ranch houses and was undertaken for maintenance reduction and weather protection. While the aluminum siding has modified the original surface treatment, it follows the original wall planes and preserves the underlying building form, massing, and horizontal emphasis that characterizes ranch house design. The siding replacement represents a common and practical modification that does not obscure the building's essential 1953 ranch house character.

A character-defining feature visible in the photograph is the front porch or entry area beneath the projecting front gable. This covered entry space provides sheltered access to the home and demonstrates the ranch house emphasis on functional outdoor-indoor transitions. The entry projection creates depth and shadow on the facade, adding architectural interest to the horizontal massing typical of ranch design.

The foundation consists of concrete block construction, which was standard for 1950s residential building and represents the construction methods that had become predominant in the post-war period. Concrete block foundations were economical, durable, and well-suited to the slab-on-grade or crawl space construction typical of ranch houses, which eliminated the need for full basements that had been common in earlier residential architecture.

The fenestration consists of aluminum double-hung windows that have replaced the original windows. While this represents a material alteration, the window openings appear to maintain their original locations and proportions, preserving the fenestration pattern characteristic of ranch house design. The window arrangement likely emphasizes horizontal groupings and practical placement related to interior room functions, reflecting the ranch house's emphasis on efficient floor plans and indoor-outdoor visual connections.

The building exhibits the horizontal massing, low-slung profile, and simplified form characteristic of ranch house architecture. The side-gable configuration creates the long, horizontal emphasis that became the defining visual characteristic of ranch houses and represented a dramatic departure from the vertical orientation of earlier residential styles like the bungalow and two-story traditional houses. This horizontal emphasis reflected changing American preferences for single-story living and the influence of modern architectural principles emphasizing integration with the landscape.

The property's modest scale and straightforward design reflect the economical ranch house variants that were built throughout American suburbs in the 1950s. While more elaborate ranch houses featured attached garages, decorative elements, and larger footprints, modest examples like this one provided affordable single-family housing for working-class families and represented the democratization of suburban homeownership that characterized the 1950s.

The lot configuration and street relationship reflect typical 1950s suburban residential development patterns, with the house set back from the street on a rectangular lot. This spatial organization demonstrates the shift from earlier, more urban residential patterns to the automobile-oriented suburban development that became standard in the 1950s.

Character-defining features include the 1953 construction date placing it in the early ranch house development period, the side-gable roof with front gable entry projection, the horizontal massing and low profile characteristic of ranch design, the covered entry area, the concrete block foundation, the single-story form, and the overall simplified ranch house aesthetic that represents the dominant residential architectural trend of the 1950s.

History of the Resource

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

Donald R. Kornowski and Marie A., his wife, conveyed Lot 148 to William L. Wotring by Warranty Deed on February 6, 1953, recorded February 10, 1953.¹

William L. Wotring, a single man, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte in the amount of \$6,262 on June 19, 1953, recorded June 25, 1953, on Lot 148.²

William L. Wotring (John H. Wotring, Administrator of the Estate of William L. Wotring) conveyed Lot 148 to John H. Wotring and Florence M., husband and wife, by Warranty Deed on September 9, 1955, recorded September 9, 1955.³

John H. Wotring and Florence M., his wife, entered into a Land Contract for \$10,499.29 with Lawrence J. Yost and Catherine C., his wife, on September 13, 1955, recorded July 18, 1958, on Lot 148; The entry notes the property was subject to easements, with a balance of \$7,204.42.⁴

John H. Wotring and Florence M., his wife, conveyed Lot 148 to Lawrence Yost and Catherine, his wife, by Warranty Deed on April 17, 1959, recorded April 1959.⁵

Lawrence Yost and Catherine, his wife, conveyed Lot 148 to Lyle D. Burch and Olivia L., his wife, by Warranty Deed on April 13, 1959, recorded April 30, 1959. The deed notes the property was subject to easements.⁶

Lawrence J. Yost resided at 28207 Cooke from 1953 through 1955.⁷ Lyle D. Burch resided at 28207 Cooke Street from 1959-1969.⁸ In 1971, Leon Simmeck resided at 28207 Cooke.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 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1953, this Ranch house represents Flat Rock's participation in the early 1950s suburban housing boom that was transforming American residential patterns. The side-gable roof with front gable entry projection, horizontal massing, and single-story form are characteristic of the Ranch type that was rapidly supplanting earlier Minimal Traditional and bungalow forms as the preferred residential building type. The property documents continued affordable single-family housing development supporting Ford's Village Industries workforce during the prosperous post-Korean War period, enabling industrial workers to achieve homeownership near their employment.

Integrity Assessment: Aluminum siding and window replacements have diminished materials integrity — typical alterations for Ranch houses of this era. However, the essential Ranch form remains clearly legible: side-gable roof with front gable projection, horizontal massing, single-story profile, and overall configuration are intact. Location, design, setting, feeling, and association are maintained on the original site within the 1950s residential development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0148_000; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁷ "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan; **ALSO**, [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁸ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28219 Cooke Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0149_000 Lot 149 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0989108	Long: -83.2879731	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1949
Architectural Style	Cape Cod
Building Form	1.5-story Rectilinear
Roof Form	Side-gabled w/front dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1949-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28219 Cooke			
Historic/Original Owner	Alfred M. and Hilda M. Kornowski			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Kornowski (likely)			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1949 Cape Cod cottage at 28219 Cooke Street represents post-World War II residential development in Flat Rock during the immediate post-war housing boom. The property is a 1.5-story side-gabled cottage with a prominent front shed dormer, exemplifying the popular Cape Cod style that became one of the most widely built housing types during the post-war period as returning veterans established families and sought affordable, traditional-style homes.

The building exhibits the characteristic form of the Cape Cod style, with a side-gabled roof featuring a substantial front shed dormer that provides headroom and natural light to the second-floor living space. The roof is covered with asphalt shingles and demonstrates the simple, economical roofing materials that characterized post-war residential construction. The shed dormer spans a significant portion of the front roof slope and contains two windows, maximizing the usable second-floor space—a practical design solution that made Cape Cod cottages efficient and livable despite their compact footprints.

The exterior walls are currently clad in vinyl siding that covers the original wood siding beneath. While this represents an alteration from the original material appearance, the vinyl siding maintains the original wall plane and preserves the building's form, proportions, and architectural character. The light-colored siding contributes to the cottage's clean, maintained appearance and represents a common weatherproofing practice for mid-20th century wood-frame houses.

The windows have been replaced with vinyl double-hung units. While these represent alterations from the original wood windows, the replacement windows maintain the original window openings, proportions, and fenestration pattern that are essential to the Cape Cod design. The front façade features a large picture window to the left of the entrance and a smaller double-hung window to the right, creating the asymmetrical yet balanced composition characteristic of Cape Cod cottages. The dormer contains two evenly spaced double-hung windows that provide light and ventilation to the upper floor.

The front entrance is centrally positioned and accessed by a simple wood deck with white railings and steps, providing an unpretentious approach typical of Cape Cod residential design. The entrance features a decorative door with a fanlight transom above, adding a traditional detail that references Colonial Revival influences inherent in the Cape Cod style. Decorative shutters flank some windows, further reinforcing the traditional residential character.

A particularly notable feature of the property is the magnificent mature tree in the front yard, which appears to be an original or early planting that has grown to substantial size over the property's 75-year history. The tree's spreading canopy provides shade and creates a picturesque setting that enhances the cottage's residential charm and demonstrates the maturity of the post-war neighborhood.

The property includes a detached garage visible to the right side of the house, reflecting typical post-war residential site planning when detached garages were still common before integrated garages became nearly universal. The garage appears to be contemporary with the house construction and contributes to the property's historical character and functionality.

The house sits on a concrete block foundation appropriate to late 1940s construction practices. The foundation provides a solid base for the wood-frame superstructure and represents standard post-war residential construction methods. The property features a well-maintained lawn with the magnificent mature tree as a focal point, along with ornamental shrubs and foundation plantings that enhance the residential character.

The property's setting within a residential neighborhood of similar-era homes reinforces its historical context and feeling as part of post-World War II suburban residential development. The generous setback, open front yard, and established landscaping are characteristic of late 1940s residential planning in communities like Flat Rock that experienced growth during the post-war housing boom.

Character-defining features include the 1.5-story Cape Cod form with side-gabled roof, the prominent front shed dormer with two windows, the asymmetrical façade composition with large picture window, the central entrance with fanlight transom, the decorative shutters, the concrete block foundation, the detached garage, the mature landscape including the magnificent specimen tree, and the overall Cape Cod architectural character that remains clearly identifiable despite material alterations.

History of the Resource

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

Harry Nickas and Evridike, his wife, conveyed Lot 149 et al. to Alfred M. Kornowski and Hilda M., his wife, by Warranty Deed on October 21, 1949, recorded October 1949.¹

Alfred M. Kornowski and Hilda M., his wife, took out a mortgage from The State Savings Bank of Carleton, a Michigan Banking Corporation of Carleton, Michigan, in the amount of \$3,800 on October 24, 1949 [to build residence], recorded October 27, 1949, on Lot 149 et al.²

In 1950, Alfred & Hilda Kornowski resided at 28219 Cooke; and Alfred worked as Operator for his family bottling industry.³ In Alfred Kornowski resided at 28219 Cooke Street from 1959 through 1967.⁴

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

Criterion A — Community Planning and Development: Built in 1949, this Cape Cod cottage represents Flat Rock's participation in the post-war housing boom driven by returning veterans and GI Bill-supported homeownership. The 1949 date captures the community's continued residential growth building on the economic foundation established by Ford's Village Industries. The detached garage reflects typical late 1940s site planning before integrated garages became standard in the 1950s.

Criterion C — Architecture: The property is a well-preserved example of the Cape Cod style — one of the most popular and significant post-war residential types nationally. The 1.5-story form, side-gabled roof, prominent shed dormer, symmetrical massing, and central entrance with fanlight transom are characteristic features of the style that offered traditional Colonial aesthetics with economical construction and expandable living space.

Integrity Assessment: Vinyl siding and window replacements have diminished materials integrity. However, the essential Cape Cod form remains clearly legible: 1.5-story scale, side-gabled roof, shed dormer, fenestration pattern, central entrance, and overall massing and proportions are intact. The concrete block foundation and detached garage preserve original site organization. Location, design, setting, feeling, and association are maintained within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0149_000; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 21, dwelling 215, for Alfred & Hilda Kornowski ; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 22 of 58; United States. National Archives and Records Administration.

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

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28229 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0150_000 Lot 150 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0987299	Long: -83.2879318			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1967
Architectural Style	Ranch/Contemporary
Building Form	Single-story ranch house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete
Window Materials	Aluminum/vinyl
Window Type	Picture windows and double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1967-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28229 Cooke			
Historic/Original Owner	Alfred Kornowski			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Alfred Kornowski			

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28229 Cooke St. East is a single-story residential building constructed in 1967 that exemplifies the ranch house style that had become the dominant form of American residential architecture by the mid-1960s. The building represents an important example of the mature ranch house design that characterized residential construction during the final years of the district's period of significance, demonstrating the evolution of suburban residential architecture during the height of post-war prosperity.

The structure exhibits the characteristic horizontal emphasis of ranch house design, with an extended single-story profile that creates the low, ground-hugging appearance that distinguished this architectural type. The hip roof configuration provides practical weather protection while maintaining the clean, unadorned lines that characterized 1960s residential design. The roof form eliminates the gabled ends that might create vertical emphasis, instead reinforcing the horizontal character that was central to ranch house aesthetics.

The exterior walls are constructed entirely of brick veneer, representing the substantial construction materials that were readily available and widely used during the prosperous 1960s. The brick construction demonstrates the economic stability and building quality that characterized residential development during this period, when homeowners could afford durable, low-maintenance exterior materials. The brick veneer creates a solid, permanent appearance that was valued by families seeking long-term housing investments during the era of suburban expansion.

The building features large picture windows that dominate the front facade, representing one of the most characteristic elements of 1960s ranch house design. These expansive windows were designed to maximize natural light penetration and create strong visual connections between interior and exterior spaces, reflecting the period's emphasis on indoor-outdoor living and open floor plans. The window configurations demonstrate the technological advances in glass manufacturing and window construction that made such large openings practical and energy-efficient.

A covered entry porch extends across a portion of the front facade, providing weather protection for the main entrance while maintaining the horizontal emphasis of the overall design. The porch features simple, clean lines without decorative elements, reflecting the modernist influences that shaped residential design during the 1960s. This entrance treatment represents the streamlined approach to residential architecture that emphasized function and simplicity over ornamental detail.

The building's site planning reflects typical 1960s suburban development patterns, with the house positioned to take advantage of lot orientation while providing space for automobile access and parking. A carport or covered parking area is visible on the side of the property, demonstrating the full integration of automobile accommodation that characterized residential planning during this period of universal car ownership.

History of the Resource

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

Alfred M. Kornowski and Hilda M. Kornowski took out a mortgage on Lots 149 and 150 from Peoples Bank, Trenton, in the amount of \$23,000 on July 13, 1967, recorded July 18, 1967.¹

Alfred Kornowski built 28229 Cooke St. in 1967 (having previously built and resided at 28219 Cooke) and he resided here through 1971.²

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1967, this brick Ranch represents the final phase of residential development within the district's period of significance. The substantial brick construction reflects the sustained economic confidence and suburban growth that characterized Flat Rock during the 1960s as the community evolved from a small industrial village into a modern suburban residential area while maintaining its employment base.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-1971); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C — Architecture: The property is an excellent example of mature 1960s Ranch design — the horizontal emphasis, hip roof, brick veneer construction, large picture windows, and integrated garage demonstrate the sophisticated level the Ranch form had achieved by the mid-1960s after two decades of refinement.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Original brick veneer exterior is completely preserved with quality masonry workmanship. The Ranch form, hip roof configuration, window arrangements, and overall composition are intact. Location, design, setting, feeling, and association are strong on the original Cooke Street East site.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0150_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28241 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0151_000 Lot 151 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0985488	Long: -83.28793			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1948
Architectural Style	Post-War Ranch
Building Form	1-story ranch house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete Slab
Window Materials	Vinyl replacement windows
Window Type	Picture windows and double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	(integrated garage)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1922-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28241 Cooke			
Historic/Original Owner	Charles & Vera Curtis			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28241 Cooke St. East is a single-story residential building constructed in 1948 that exemplifies the early ranch house style that was emerging as a popular form of post-war American residential architecture. The building represents an important example of the modern housing types that became widespread during the late 1940s, demonstrating the evolution of residential design that emphasized horizontal emphasis, integrated automobile accommodation, and efficient single-story living arrangements.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that would become the dominant American residential type through the following decades. The hip roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that distinguished ranch houses from traditional two-story residential forms.

A particularly significant feature of this property is the attached garage, which represents one of the most important innovations in post-war residential planning. The integration of automobile storage directly into the house design demonstrates the full acceptance of car ownership as a standard feature of American family life and reflects the forward-thinking approach to residential development that characterized the late 1940s. This garage configuration became a defining element of ranch house design and suburban development patterns.

The front facade features a covered porch area that provides weather protection for the main entrance while maintaining the horizontal emphasis of the overall design. The porch treatment reflects the streamlined approach to residential architecture that emerged during the post-war period, when designers focused on creating functional outdoor spaces without elaborate decorative elements. This entrance configuration provides a welcoming approach while maintaining the efficient, modern character of ranch house styling.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood frame construction. While representing a later alteration, the siding has been applied in a manner that maintains the building's original proportions and does not compromise its essential architectural character. The horizontal siding pattern reinforces the linear emphasis that is central to ranch house aesthetics.

Windows throughout the building include both picture windows and smaller double-hung units that provide natural light while maintaining the horizontal window arrangements typical of ranch house design. The fenestration reflects the post-war emphasis on increased natural light and visual connections between interior and exterior spaces, representing the modern living preferences that influenced residential design during this period.

The building demonstrates the construction methods and design approaches that characterized late 1940s residential development, when builders had access to improved materials and construction techniques following the end of wartime restrictions while incorporating the lessons learned about efficient, modern residential planning.

History of the Resource

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

Harry Nickas and Evridike, his wife, conveyed Lot 151 et al. to Charles Castle Curtis and Vera Grace, his wife, by Warranty Deed on July 24, 1947, recorded July 25, 1947.¹

Charles Curtis and family resided at 28241 Cooke St. in 1953.² In 1961, Charles Curtis resided at 28241 Cooke.³ In 1962, S. Weatherholt resided at 28241 Cooke St.⁴ Frank Raub resided at 28241 Cooke from 1964 through 1970.⁵

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1948, this Ranch house represents the shift toward modern residential design in Flat Rock during the immediate post-war period. The integrated garage reflects the growing centrality of

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

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

³ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1961); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1962-1963); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1964-1970); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

automobile ownership in residential planning — a forward-looking design approach that would become standard practice in American suburban development over the following decades.

Criterion C — Architecture: The property is an early example of Ranch house design featuring characteristic horizontal emphasis, hip roof, and integrated garage. The 1948 date places it at the beginning of the Ranch type's rise to dominance in American residential construction, making it architecturally significant as a transitional property documenting the emergence of the form that would define suburban housing for the next three decades.

Integrity Assessment: Vinyl siding has diminished materials integrity but maintains the building's horizontal emphasis and proportions. The original Ranch form, attached garage configuration, hip roof, porch design, and overall composition are intact. Location, design, setting, feeling, and association are strong on the original Cooke Street East site within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0151_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28307 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0152_000 Lot 152 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.098373	Long: -83.288026			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1976
Architectural Style	Contemporary/Neo-Traditional
Building Form	1.5-story house with multiple gabled sections
Roof Form	Complex gabled roof system
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl windows
Window Type	Double-hung and picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity:		Intact ☐	Altered ☐	Moved ☐ Date(s):
Current/Common Name		28307 Cooke		
Historic/Original Owner		Unknown		
Historic Building Use		Single-family residence		
Current Building Use		Single-family residence		
Architect/Engineer/Designer		Unknown		
Builder/Contractor		Unknown		

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1976 residence at 28307 Cooke St. is a 1.5-story contemporary interpretation of Cape Cod design with a complex cross-gabled roof, multiple dormers, and an irregular expanded footprint resulting from additions. The exterior is clad in tan vinyl siding with white trim. The front facade features a front-facing gable over the right portion, side-gabled sections to the left, two gabled dormers on the main roof slope, and a covered front porch with white railings and posts. Fenestration includes vinyl double-hung windows and a large picture window grouping. The house sits on a concrete block foundation with a detached garage accessed by a driveway along the right side.

The 1976 construction date postdates the district's period of significance (1920–1975) by one year. **Non-Contributing.**

History of the Resource

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

The residence at 28307 Cooke was built about 1976 and is a non-contributing resource for the Flat Rock Historical District; thus there is no historical data for this property.

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as Non-Contributing to the Flat Rock Historical District. The 1976 construction date postdates the district's period of significance (1920–1975) by one year. The dwelling was not present during the historic period and cannot contribute to the district's significance under any criterion. The Cape Cod design references represent a contemporary 1970s interpretation rather than an authentic example of the style from its period of popularity.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0152_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28319 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0153_000 Lot 153 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0981967	Long: -83.2879769			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1951
Architectural Style	Minimal Traditional/Post-War Cottage
Building Form	1.5-story gabled cottage
Roof Form	Complex gabled roof with front-facing gables
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding (original?)
Foundation Materials	Concrete block
Window Materials	Aluminum windows
Window Type	Picture/Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1951-1975 (Post-WWII residential development within district)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28319 Cooke St.			
Historic/Original Owner	Francis E. & Martha Smith			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1951 Minimal Traditional/Early Ranch residence at 28310 Cooke Street represents post-World War II residential development in Flat Rock during the early 1950s housing boom. The property is a one-story cottage with a cross-gable roof configuration that reflects the transitional architectural period between the simplified Minimal Traditional style and the fully developed Ranch style that would dominate suburban construction later in the 1950s.

The building exhibits a complex cross-gable roof form with varying ridge heights that create visual interest and define different functional areas within the house. The roof features a front-facing gable section on the left side and a side-gabled section extending to the right, with additional gabled projections creating a multi-faceted roofline. This varied roof configuration represents early 1950s residential design that emphasized visual complexity within modest, economical construction. The roof is covered with dark grey asphalt shingles that provide a contemporary appearance. Roof vents are visible on multiple roof sections, indicating proper attic ventilation.

The exterior walls are clad in aluminum siding, which may be original to the 1951 construction or an early installation. Aluminum siding became commercially available in the late 1940s and gained popularity during the early 1950s as a modern, low-maintenance alternative to wood siding. If original, this aluminum siding represents an early adoption of this innovative material technology. The siding is installed in a light color (white or cream) on the main body with darker grey sections on some gable ends, creating color contrast that adds visual interest. The varied colors help define the building's different roof sections and architectural elements.

A particularly notable feature is the combination of window types and the use of decorative shutters. The front façade features a large picture window on the right section flanked by black decorative shutters, creating a focal point typical of early 1950s residential design. Picture windows became extremely popular during the post-war period as they provided expansive views, abundant natural light, and a modern aesthetic that distinguished new construction from pre-war housing. Additional double-hung windows are distributed across the façade, also accompanied by black shutters that provide traditional Colonial Revival-influenced detailing. The windows appear to be aluminum-framed units, consistent with early 1950s construction when aluminum windows were becoming standard in new residential building.

The front entrance is located on the left side under a small gabled projection that provides weather protection and architectural definition. The entrance features a simple door with a small covered stoop accessed by concrete steps with metal railings. This modest entrance reflects the economical, functional approach of early 1950s residential construction, where resources were focused on creating efficient living spaces rather than elaborate entrances.

The left side of the building features a projecting gabled section with a window, suggesting either a bedroom or living area that extends beyond the main building footprint. This projection adds architectural complexity and maximizes interior space within the compact footprint typical of early 1950s modest housing.

The house sits on a concrete block foundation, standard for early 1950s residential construction. The foundation appears solid and well-maintained, with concrete block piers visible in the front providing support. The elevated foundation responds to site conditions and provides crawl space for utilities and moisture control.

The property includes a detached garage located behind and to the left of the house, accessed by a gravel driveway that runs along the left side of the property. The presence of a detached garage reflects transitional 1951 site planning—while detached garages were still common, integrated garages were beginning to dominate new construction by the early 1950s. The garage appears to be contemporary with the house construction and maintains the property's historical character.

The property's setting within a neighborhood of similar-era houses reinforces its historical context as part of post-World War II suburban residential expansion. The modest scale, simple materials, and functional design reflect the early 1950s emphasis on providing affordable housing for veterans and young families during the post-war housing boom.

Character-defining features include the cross-gable roof configuration with varying ridge heights, the aluminum siding with contrasting color sections, the combination of picture and double-hung aluminum windows with decorative black shutters, the modest covered entrance, the concrete block foundation, the detached garage, and the overall Minimal Traditional/Early Ranch architectural character that represents the transitional period of early 1950s residential design.

History of the Resource

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

Harry Nickas and Evridike, his wife, conveyed Lot 153 to Francis E. Smith and Martha, his wife, by Warranty Deed on October 13, 1950, recorded April 26, 1951.¹

Francis E. Smith and Martha, his wife, took out a mortgage from Ohio Citizens Trust Co., an Ohio Corporation, in the amount of \$10,000 on April 3, 1951, recorded April 16, 1951, on Lot 153 et al.²

The Ohio Citizens Trust Co., an Ohio Corporation, assigned its interest to the Federal National Mortgage Association on January 2, 1952, recorded January 9, 1952, on Lot 153 et al.³

Francis E. Smith and Martha, his wife, conveyed Lot 153 et al. to Herbert A. Blohm and Joyce M., his wife, by Warranty Deed on July 8, 1955, recorded July 18, 1955.⁴

Herbert A. Blohm and Joyce M., his wife, took out a mortgage from Trenton State Bank in the amount of \$6,500 on July 27, 1963, recorded July 29, 1963, on Lot 153.⁵

Herbert A. Blohm and Joyce M., his wife, conveyed Lot 153 to Robert Earl Hardy and Muriel K., his wife, by Warranty Deed on May 14, 1965, recorded May 18, 1965.⁶

In 1953, Francis Smith resided at 28319 Cooke St..⁷ In 1955, Herbert A. Blohm and family were living at 28319 Cooke St..⁸ The Hardy Family resided at 28319 Cooke St. from the late 1980s through 2018.⁹

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.

Recommendation: CONTRIBUTING

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

Criterion A — Community Planning and Development: Built in 1951, this house represents Flat Rock's continued participation in the early 1950s post-war housing boom driven by returning veterans, GI Bill financing, and the emerging middle class. The modest, economical character reflects the emphasis on affordable working-class housing during this period. The detached garage documents the transitional site planning of the early 1950s before integrated garages became standard later in the decade.

The cross-gable roof configuration, combination of picture windows with decorative shutters, and modest scale exemplify the transitional Minimal Traditional/Early Ranch style bridging simplified 1940s forms and the fully developed Ranch that would dominate by mid-decade. The aluminum siding — whether original to 1951 or an early application — represents the innovative building material technology adopted during this period and has acquired significance through age.

Integrity Assessment: The property retains strong integrity across all seven aspects. The cross-gable roof, varied roof heights, fenestration pattern combining picture and double-hung windows, entrance location, and overall massing remain as constructed. Aluminum siding and aluminum windows are period-appropriate materials consistent with early 1950s construction. The concrete block foundation, decorative shutters, and detached garage preserve the original site organization. Location, design, setting, feeling, and association are strong within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0153_000; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁷ "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

⁸ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁹ Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28329 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0154_000 Lot 154 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0980055	Long: -83.2879243			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1952
Architectural Style	Colonial Revival
Building Form	Two-story Colonial house
Roof Form	Side-gabled roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Aluminum windows
Window Type	Double-hung sash with picture
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1952-1975 (Post-WWII residential development within district)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28329 Cooke			
Historic/Original Owner	William Edward and Mary Louise Kruse			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1952 Minimal Traditional residence at 28329 Cooke Street represents post-World War II residential development in Flat Rock during the early 1950s housing boom. The property is a compact one-story cottage with a simple side-gabled roof, exemplifying the modest, economical residential architecture that characterized the post-war period when builders focused on providing affordable housing for veterans and young families.

The building exhibits a straightforward side-gabled roof form with a moderate pitch, covered with asphalt shingles in a dark color. The simple roof configuration reflects the economical construction practices of the early 1950s, when builders emphasized efficiency and affordability over architectural complexity. The roof extends over the main body of the house with modest overhangs that provide basic weather protection.

The exterior walls are clad in aluminum siding in a light cream or tan color, which may be original to the 1952 construction or an early installation. Aluminum siding became commercially available in the late 1940s and gained popularity during the early 1950s as a modern, low-maintenance alternative to wood siding. If original, this aluminum siding represents early adoption of innovative material technology that was marketed as a modern, progressive choice for new homeowners. The siding is installed horizontally and presents a clean, uniform appearance that has been well-maintained.

A distinctive feature of the front façade is the combination of window types and the use of decorative elements. The left side of the façade features a large picture window with dark shutters, creating a focal point typical of early 1950s residential design. Picture windows became a hallmark of post-war housing, providing expansive views, abundant natural light, and a modern aesthetic that distinguished new construction from pre-war homes. To the right of the entrance, additional windows with shutters maintain the balanced composition. The windows appear to be aluminum-framed units, consistent with early 1950s construction practices when aluminum windows were becoming standard in new residential building due to their durability and low maintenance requirements.

The front entrance is centrally located and features a simple covered porch or stoop that provides weather protection. The entrance appears modest and functional, reflecting the straightforward approach of early 1950s economical residential construction. A concrete walkway or path leads to the entrance from the street.

The house sits on a concrete block foundation, standard for early 1950s residential construction. The foundation appears solid and maintains the building's structural integrity. Concrete block foundations were cost-effective, durable, and became the standard for post-war residential construction throughout suburban America.

The property includes a detached garage visible to the right side of the house in the photograph, appearing as a white structure. The presence of a detached garage reflects typical early 1950s site planning. While integrated garages were beginning to become more common, many modest homes built in the early 1950s still featured detached garages as a cost-saving measure and to maintain traditional residential site arrangements. The garage appears to be contemporary with the house construction.

The site features a simple lawn with minimal landscaping and mature trees that provide shade and frame the property. The straightforward landscaping reflects the early 1950s emphasis on functional outdoor space rather than elaborate plantings. The mature trees suggest the property has been established for many decades and contribute to the neighborhood's residential character.

The property's modest scale, simple form, and economical construction reflect the early 1950s approach to residential development, when the priority was providing decent, affordable housing rather than architectural elaboration. This no-frills approach characterized much of the post-war suburban expansion and represents an important chapter in American housing history.

The property's setting within a neighborhood of similar-era houses reinforces its historical context as part of post-World War II suburban residential expansion. The consistency of scale, setback, and architectural character among neighboring properties demonstrates the planned residential development that occurred during this period.

Character-defining features include the simple side-gabled roof form, the aluminum siding, the combination of picture and double-hung aluminum windows with decorative shutters, the modest central entrance, the concrete block foundation, the detached garage, and the overall Minimal Traditional architectural character that represents the economical, functional approach to early 1950s residential construction.

History of the Resource

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

James C. Morrison and Edna A., his wife, conveyed Lot 154 to William Edward Kruse and Mary Louise, his wife, by Warranty Deed on May 13, 1952, recorded June 13, 1952.¹

William Edward Kruse and Mary Louise, his wife, conveyed Lot 154 to National Lumber Co., a Michigan Corporation of East Detroit, Michigan, by Warranty Deed on August 27, 1952, recorded September 2, 1952.²

National Lumber Co., a Michigan Corporation of East Detroit, Michigan, took out a mortgage from The Maccabees, a Michigan Corporation, in the amount of \$2,450 on September 5, 1952, recorded September 9, 1952, on Lot 154.³

In 1959, William Kruse resided at 28329 Cooke Street.⁴ Walter & Imogene Henderson and family purchased 28329 Cooke St. about 1960 and continued to live there until 1995.⁵

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1952, this Minimal Traditional cottage represents the affordable post-war housing that provided homeownership opportunities for veterans and working families during the early 1950s suburban expansion. The simple side-gabled form, compact footprint, picture window with decorative shutters, and economical construction reflect the pragmatic approach to residential development when meeting housing demand took priority over architectural elaboration. The detached garage documents typical early 1950s site planning before integrated garages became standard. The aluminum siding — whether original or an early application — represents the innovative low-maintenance building materials being adopted during this period.

Integrity Assessment: The property retains strong integrity across all seven aspects. The side-gabled roof, window arrangements including the picture window, entrance location, compact massing, and overall Minimal Traditional form remain as constructed. Aluminum siding and aluminum windows are period-appropriate materials consistent with early 1950s construction. The concrete block foundation, decorative shutters, and detached garage preserve original site organization. Location, design, setting, feeling, and association are strong within the post-war residential neighborhood.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0154_000; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume), for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**, City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0154_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28349 Cooke Street [810 Cooke or Ypsilanti due to corner]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0155_300 Lot 155 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097785	Long: -83.28802	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1916
Architectural Style	Vernacular/Prairie School Influence
Building Form	Single-story hip-roofed cottage
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Stone/concrete block combination
Window Materials	Aluminum windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1916-1975 (Early 20th century development, pre-Village Industries foundation)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28349 Cooke St.			
Historic/Original Owner	Fred & Minnie Follbaum			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1916 vernacular cottage at 28349 Cooke Street represents early 20th-century residential development in Flat Rock that predates the formal establishment of Ford's Village Industries program by twelve years. The property is a one-story dwelling with a hip roof and Prairie-influenced design elements, exemplifying the vernacular residential architecture that characterized modest middle-class housing during the mid-1910s period.

The building exhibits a simple hip roof with wide overhanging eaves that create the horizontal emphasis characteristic of Prairie influence. The broad overhangs provide substantial weather protection and cast distinctive shadow lines that add visual interest to the modest cottage form. The low-pitched hip roof covered with dark asphalt shingles gives the building a horizontal, ground-hugging profile that reflects the Prairie movement's influence on vernacular residential construction during the 1910s. A prominent brick chimney rises through the roof, indicating the presence of a central heating system and demonstrating solid construction quality.

The roof features exposed rafter tails visible beneath the overhangs, a detail that suggests Craftsman influence alongside Prairie characteristics. These exposed structural elements represent the honest expression of construction that was valued during the Arts and Crafts era and shows how vernacular builders incorporated popular design trends into modest residential construction.

The building displays a simple rectangular plan typical of vernacular cottages, with the hip roof covering the main body of the house. This economical, efficient form provided comfortable living space within modest construction budgets, making it an accessible housing type for working and middle-class families during the 1910s.

The exterior walls are currently clad in vinyl siding in a cream or tan color, with darker brown siding on the foundation level creating a two-tone appearance. While the vinyl siding represents an alteration from the original wood siding, it maintains the original wall plane and preserves the building's essential form and proportions. The two-tone treatment provides visual definition and helps distinguish the foundation from the main floor.

The fenestration has been altered through the replacement of original wood windows with aluminum units. However, the window openings maintain their original sizes, proportions, and placement patterns. The windows appear to be arranged in a functional pattern providing natural light and ventilation to interior spaces. The retention of original window openings allows the building to maintain its modest cottage proportions despite the material change.

A significant feature is the front porch that extends across much or all of the façade, accessed by a central stairway with lattice skirting beneath. The porch features simple posts and railings, creating a functional outdoor living space typical of early 20th-century vernacular residential design. The porch roof appears to be integrated with the main hip roof or extends as a continuation, demonstrating the practical, economical construction approach of vernacular building where porches were incorporated efficiently into the overall structure. The generous porch reflects the importance of outdoor living space in early 20th-century residential design and demonstrates how even modest cottages incorporated social spaces for family life and community interaction.

The foundation appears to be concrete block or stone construction, typical of solid early 20th-century building practices. The foundation is substantial and has supported the building for over a century, demonstrating quality original construction. The darker siding on the foundation level helps visually anchor the building and provides traditional appearance.

The property includes a detached garage visible to the right side of the house, appearing as a separate structure. The presence of a detached garage is consistent with 1916 construction, when automobiles were becoming more common but garages were universally separated from the main house. The garage may be original to the 1916 construction or an early addition reflecting the property's adaptation to automobile ownership during the early decades of the 20th century.

The site features a mature lawn with a large bare tree in the front yard, indicating the property's age and established character. The tree's substantial size suggests it may date from the early decades of the property's history and has witnessed over a century of the property's evolution.

The property's prominent location on a corner lot provides visibility and suggests this was a desirable residential site during the mid-1910s. The solid construction and incorporation of Prairie-influenced design elements indicate this was built for a working or middle-class family seeking modest but modern housing that reflected contemporary architectural trends.

Despite alterations to surface materials (vinyl siding and aluminum windows), the property retains its essential vernacular cottage character with Prairie influence through the preservation of its hip roof with wide overhanging eaves, exposed rafter tails, horizontal emphasis, front porch, and overall modest cottage form. These fundamental design characteristics allow the building to convey its 1916 construction date and early 20th-century vernacular residential character.

Character-defining features include the hip roof with wide overhanging eaves and exposed rafter tails, the horizontal Prairie-influenced emphasis, the one-story cottage form, the full or partial-width front porch with lattice skirting, the prominent brick chimney, the two-tone exterior treatment, the concrete block/stone foundation, the detached garage, and the overall vernacular cottage character with Prairie influence that reflects early 20th-century modest residential construction.

History of the Resource

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

In 1920, Fred Sr. & Minnie Follbaum were living at 810 Cooke St., and Fred was employed as a laborer for the feed mill.¹ In 1930, Fred & Minnie Follbaum were living at 810 Cooke St., and Fred was employed as a general laborer.² Fred Follbaum Jr. died on 9 May 1933 of Tuberculosis at the early age of thirty-five leaving behind a widow in his parent's household.³ Fred Sr. passed away 25 April 1939.⁴ In 1939, Minnie Follbaum were living at 28349 Cooke.⁵ In 1940, Minnie Follbaum and family were living at 28349 Cooke St.⁶ In 1950, Herman & Jennie Follbaum resided at 28349 Cooke St.⁷ In 1959, Herman Follbaum resided at 28349 Cooke Street.⁸ In 1971, Herman Follbaum resided at 28349 Cooke Street.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 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1916, this vernacular cottage with Prairie-influenced details represents the pre-Village Industries residential foundation that existed in Flat Rock twelve years before Ford's formal program began. The hip roof with wide overhanging eaves and exposed rafter tails, horizontal emphasis, and modest cottage massing demonstrate how vernacular builders adapted popular Prairie and Arts and Crafts elements into affordable small-town housing during the 1910s. The property's presence contradicts any narrative that Ford created Flat Rock's residential community from scratch, instead documenting established neighborhoods with diverse housing types that attracted subsequent industrial investment. Though built four years before the district's 1920 start date, the property existed through the entire period of significance, participating in all phases from pre-Village Industries through post-war expansion.

Integrity Assessment: The property retains integrity in six of seven aspects. Design integrity is strong — the hip roof with wide overhanging eaves and exposed rafter tails, horizontal emphasis, one-story cottage massing, front porch, and window openings remain intact and legible. Materials integrity is diminished by vinyl siding and replacement windows, though the hip roof structure, exposed rafter tails, brick chimney, porch framing, and concrete block/stone foundation survive from original 1916 construction. The corner lot placement, residential setting, detached garage, and mature landscaping preserve location, setting, feeling, and association. Form and design remain sufficiently intact to convey the 1916 construction date and vernacular cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) for parcel number 58_094_03_0155_300; citing records held by the City of Flat Rock.

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," unpaginated, arranged alphabetically, citing entry for Fred Follbaum; held by Brownstown Township Historical Society, **ALSO**, 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2A, dwelling 33, family 35, for Fred & Minnie Follbaum; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-43K?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62> : accessed 27 July 2025), FHL# 004966178, Image 562 of 1100; United States. National Archives and Records Administration.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 214, family 238, for Fred & Minnie Follbaum; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 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-ZFG> : Sun Mar 10 06:01:10 UTC 2024), Entry for Fred Follbaum Jr., 09 May 1933.

⁴ Ancestry.com. *Wayne County, Michigan, U.S., Death Index, 1934-1953* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

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 10A, for Minnie Follbaum and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 23 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 20, dwelling 212, for Herman & Jennie Follbaum; 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.

⁸ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28407 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0156_300 Lot 156 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0974668	Long: -83.287947			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1951
Architectural Style	Ranch
Building Form	Single-story ranch house
Roof Form	Side Gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Brick
Window Materials	Aluminum
Window Type	Picture/Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1951-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28407 Cooke			
Historic/Original Owner	John B. and Violet R. Hammock			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28407 Cooke St. East is a single-story residential building constructed in 1951 that exemplifies the ranch house style that was becoming the dominant form of American residential architecture during the early 1950s. The building represents an important example of the modern housing types that characterized post-war residential development, demonstrating the evolution of residential design that emphasized horizontal emphasis, efficient single-story living, and quality construction materials.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that distinguished this architectural type from traditional two-story residential forms. The hip roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that characterized ranch house aesthetics. The roof form eliminates vertical emphasis, instead reinforcing the horizontal character that was central to ranch house design principles.

The exterior walls are constructed entirely of brick veneer, representing the substantial construction materials that were preferred during the early 1950s when post-war prosperity allowed homeowners to invest in durable, low-maintenance building materials. The brick construction demonstrates the economic optimism and building quality that characterized residential development during this period, when families could afford superior materials that provided both aesthetic appeal and long-term durability. The brick veneer creates a solid, permanent appearance that was highly valued by families seeking substantial housing investments.

The building features large picture windows that dominate portions of the front facade, representing one of the most characteristic elements of early 1950s ranch house design. These expansive windows were designed to maximize natural light penetration and create visual connections between interior and exterior spaces, reflecting the period's emphasis on modern living arrangements and indoor-outdoor relationships. The window configurations demonstrate the technological advances in glass manufacturing that made such large openings practical and desirable.

The main entrance appears to be positioned to maintain the horizontal emphasis of the overall design while providing appropriate access to the interior spaces. The entrance treatment reflects the streamlined approach to residential architecture that characterized ranch house design, emphasizing function and simplicity over elaborate decorative elements.

The building's site planning reflects typical early 1950s residential development patterns, with the house positioned to take advantage of lot orientation while providing adequate space for landscaping and outdoor living areas. Mature evergreen plantings enhance the horizontal character of the design while providing privacy and visual interest appropriate to suburban residential development.

The building demonstrates the construction methods and design approaches that characterized early 1950s residential development, when builders had fully adapted to post-war materials availability and modern construction techniques while responding to changing lifestyle preferences that favored single-story convenience and modern amenities.

History of the Resource

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

Herman Follbaum and Jennie, his wife, conveyed Lot 156 to John B. Hammock and Essie Green, his wife, by Warranty Deed on October 18, 1950, recorded April 3, 1951.¹ John B. Hammock, a married man, conveyed Lot 156 to himself (husband of first party) by Quit Claim Deed on July 27, 1951, recorded August 16, 1951.² Gene Mahoney, a single man, conveyed Lot 156 to John B. Hammock by Quit Claim Deed on December 15, 1951, recorded December 21, 1951.³

John B. Hammock and Violet Ruth, his wife, conveyed Lot 156 to Gene Mahoney, a single man, by Quit Claim Deed on December 15, 1951, recorded December 21, 1951.⁴

John B. Hammock and Violet R., his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, in the amount of \$5,200 on December 15, 1951 [to build residence], recorded January 7, 1952, on Lot 156.⁵

Kasper & Kate Tomaski resided at 28407 Cooke St.⁶ Fred and Helen (nee Tomaski) Wysocki resided at 28407 Cooke St. from 1954 through 2009.⁷

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (**multi-volume**); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁷ "United States, Public Records, 1970-2009", database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:KYMR-PLB : 4 January 2020>), Frederick Carl Wysocki, 1954-2009; ALSO, Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 28407 Cooke St. East is recommended as a **CONTRIBUTING** resource to the Flat Rock Historical District. The building meets the criteria for inclusion under National Register Criterion A for its association with early 1950s residential development and post-war housing patterns, and Criterion C for its architectural significance as a representative example of early ranch house design that became the dominant American residential type.

Criterion A Significance: This property contributes significantly to understanding Flat Rock's residential development during the early 1950s, representing the community's adaptation to modern housing preferences and the continued post-war building boom that characterized American communities during this period of sustained economic growth. Constructed in 1951, the house demonstrates the shift toward ranch house design that accommodated the lifestyle preferences of post-war families who favored single-story convenience, modern living arrangements, and substantial construction quality.

The building represents the type of modern residential construction that helped establish Flat Rock as an attractive community for families seeking contemporary housing while maintaining access to stable industrial employment opportunities. The brick construction and modern design reflect the economic prosperity and optimism that characterized the early 1950s, when families could afford to invest in substantial, well-designed homes that incorporated the latest residential design trends.

The property demonstrates Flat Rock's successful accommodation of changing housing preferences while maintaining its essential community character and employment base during the sustained post-war prosperity period.

Criterion C Significance: Architecturally, the building represents an excellent example of early ranch house design that demonstrates the evolution of post-war residential architecture toward the form that would dominate American housing through the following decades. The house exhibits characteristic elements of this style including horizontal emphasis, hip roof configuration, brick construction, large picture windows, and streamlined design details that reflected both modern construction technologies and changing lifestyle preferences.

The building demonstrates the sophisticated level of ranch house design that had evolved by the early 1950s, when architects and builders had developed mature approaches to this residential type that provided maximum living convenience while maintaining aesthetic appeal and construction quality.

Integrity Assessment - Seven Aspects:

Location: Complete integrity maintained in original Cooke Street East location with all site relationships preserved.

Design: Excellent integrity with original ranch form, hip roof configuration, window arrangements, and overall architectural composition intact.

Materials: Outstanding integrity with original brick veneer exterior, foundation materials, and structural elements all preserved.

Workmanship: Strong integrity evident in construction quality, brick installation, proportional relationships, and architectural details that reflect early 1950s residential building practices.

Setting: Maintained within established residential neighborhood context that continues to reflect early 1950s development patterns.

Feeling: Successfully conveys the character of early 1950s ranch house construction and the modern residential preferences of the post-war period.

Association: Strong connections to early 1950s residential development patterns and the community's adaptation to modern housing types during the post-war boom period.

Recommendation: This property should be designated as a CONTRIBUTING resource to the Flat Rock Historical District based on its historical associations with early 1950s residential development, architectural significance as an early ranch house example, and excellent integrity across all seven aspects.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0156_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28425 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0157_000 Lot 157 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0972677		Long: -83.2879577		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1947
Architectural Style	Ranch/Minimal Traditional
Building Form	Single-story ranch house
Roof Form	Side-gabled roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Mixed/Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development;			
Period(s) of Significance	1947-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	Unknown			
Current/Common Name	28425 Cooke			
Historic/Original Owner	Thomas & Ann Leyshon			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28425 Cooke St. East is a single-story residential building constructed in 1947 that exemplifies the early ranch house style that was emerging as a popular form of post-war American residential architecture. The building represents an important example of the modern housing types that began appearing during the late 1940s, demonstrating the evolution of residential design that emphasized horizontal emphasis, single-story convenience, and efficient construction methods adapted to post-war building conditions.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that would become the dominant American residential type through the following decades. The side-gabled roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that distinguished ranch houses from traditional two-story residential forms. The roof orientation reinforces the horizontal character that was central to ranch house design principles.

The building features a symmetrical facade composition with a central entrance flanked by regularly spaced windows that create a balanced, orderly appearance. This window and door arrangement reflects the practical approach to residential design that characterized late 1940s construction, when builders focused on creating efficient, functional homes that could be constructed economically while providing modern living conveniences for post-war families.

The exterior walls are currently clad in tan vinyl siding with black shutters that create an attractive color combination while maintaining the horizontal emphasis essential to ranch house aesthetics. While the vinyl siding represents a later alteration, it has been applied in a manner that maintains the building's original proportions and does not compromise its fundamental architectural character. The black shutters provide visual contrast and enhance the traditional residential appearance of the design.

Windows throughout the building appear to be vinyl replacement units that maintain the original window opening sizes and placement patterns. The fenestration creates a balanced facade composition while providing adequate natural light to interior spaces. The window configurations reflect the practical approach to residential design that characterized late 1940s construction when builders had renewed access to quality materials following wartime restrictions.

The main entrance maintains a simple, understated character appropriate to the ranch house style, emphasizing function and accessibility over elaborate decorative elements. This entrance treatment reflects the streamlined approach to residential architecture that emerged during the post-war period, when designers focused on creating efficient, modern homes that met the practical needs of American families.

The building sits on a concrete block foundation typical of late 1940s residential construction, providing appropriate elevation above grade level while maintaining the modest scale characteristic of ranch house design. The foundation treatment demonstrates the solid construction practices that became standard as builders adapted to post-war materials availability and construction techniques.

History of the Resource

Provide information on previous owners, land use, 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 1949, T.S. Leyshon resided at 28425 Cooke Street.¹ In 1950, Thomas & Ann Leyshon resided at 28425 Cooke; and Thomas worked as a custodian for the high school.² Frances Mary Leyshon, daughter of T.S. Leyshon, married Thomas Simpson, on 17th June 1940; Simpson, a fellow teacher at the Flat Rock High School, was widowed with a young son.³ In 1959, T.S. Leyshon resided at 28425 Cooke Street.⁴ In January 1953, Thomas S. Layshon [sic] purchased a series "E" U.S. Defense Bond; the bond registry shows his address to be 28425 Cooke St., Flat Rock, Michigan.⁵ In 1970, T. S. Leyshon resided at 28425 Cooke St.⁶

¹ Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 211, for Thomas & Ann Leyshon ; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-5985-V?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 21 of 58; United States. National Archives and Records Administration.

³ "Michigan, Church Records, 1819-1991", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QP7F-5VSP> : Fri Mar 08 23:48:03 UTC 2024), Entry for Thomas Simpson and Frances Leyshon, 17 Jun 1940.

⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond (\$100.00) by Thomas S. Leyshon in January 1953; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

⁶ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1969-70) p. 52, for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1947, this early Ranch house represents the immediate post-war adoption of single-story residential design that would become the dominant American housing type through the following decades. The horizontal emphasis, side-gabled roof, symmetrical facade, and streamlined details reflect the economic optimism and changing lifestyle preferences of late 1940s families who favored single-story convenience and modern living arrangements. The property documents Flat Rock's transition to contemporary residential patterns while maintaining proximity to stable industrial employment at the Ford Lamp Plant.

Integrity Assessment: The property retains integrity across all seven aspects. The original Ranch form, side-gabled roof configuration, entrance placement, symmetrical facade composition, and horizontal massing remain intact. Vinyl siding diminishes materials integrity but has been applied compatibly, preserving the building's horizontal emphasis and proportional relationships. Construction quality and architectural details reflect late 1940s residential building practices. The Cooke Street setting within a post-war residential neighborhood preserves location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0157_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28441 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0158_000 Lot 158 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0970919	Long: -83.287942			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1926
Architectural Style	Vernacular
Building Form	1.5-story Rectilinear
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1926-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28441 Cooke			
Historic/Original Owner	George Hughson/Andrew & Minnie Gorman			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1926 vernacular residence is a 1.5-story frame dwelling situated on Cooke Street in Flat Rock. The building represents pre-Village Industries residential development, constructed approximately two years before Ford's formal establishment of the lamp plant, and exemplifies the modest gable-front house type that provided affordable housing for working families in small Michigan communities during the 1920s. The property demonstrates the quality of residential development that existed in Flat Rock before the Village Industries transformation and contributed to the community's attractiveness for Ford's industrial investment.

The house exhibits the traditional gable-front form with the primary roof ridge oriented perpendicular to the street, creating a prominent front-facing gable. This house type, common throughout the Midwest from the mid-19th century through the early 20th century, provided efficient, economical housing that could be constructed on narrow urban or village lots. The steeply pitched roof creates usable space in the upper half-story, expanding the dwelling's living area beyond its modest footprint. The roof is covered with asphalt shingles in a gray tone.

The front gable contains a small window at the upper level, providing light and ventilation to the half-story space that typically served as additional bedroom area. The steep pitch of the gable is characteristic of vernacular houses from this period, maximizing headroom in the upper level while shedding rain and snow efficiently.

The exterior walls are clad in vinyl siding in a white or light gray color, a replacement material that obscures the original wall surface (likely wood clapboard). The vinyl siding is accented with blue-painted trim, including the window frames and the front door, creating a distinctive color scheme that gives the house a cheerful, well-maintained appearance. While vinyl siding represents a change from original materials, the horizontal profile maintains an appearance compatible with the vernacular character of the house.

The front facade displays a straightforward arrangement with the entrance positioned to one side, accessed by a small wooden entry deck with simple railings. This entry deck appears to be a contemporary replacement for what was likely an original small porch or stoop. The blue-painted front door with sidelights creates a welcoming entrance and serves as a focal point on the facade. Decorative elements including the house numbers "28441" and seasonal decorations reflect the current owner's personal engagement with the property.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The fenestration pattern—with windows on the first floor flanking the entrance area and a window in the upper gable—reflects the practical interior arrangement typical of gable-front houses, with openings positioned to serve functional requirements for light and ventilation.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. A mature deciduous tree stands in the front yard, and climbing vines on the facade add character to the property.

A detached garage is located at the rear of the property, visible in the photograph and accessed by a driveway along the side of the house. The garage provides covered automobile storage consistent with the residential use of the property.

Character-defining features include the gable-front form, the 1.5-story massing with steeply pitched roof, the upper gable window, the small entry deck, the detached garage, and the overall modest residential scale that contributes to the streetscape character of Cooke Street.

History of the Resource

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

In 1927, George Hughson owned lots 3 & 4 of block 4 in the Cooke Addition of the Village of Flat Rock; and the residence thereon, 249 Cooke St.¹

In 1930, Andrew H. & Minnie M. Gorman were living at 249 Cooke St., and Andrew was employed as a car repairman for the railroad.² In 1939, A.H. & Minnie Gorman and family were living at 28441 Cooke.³ In 1940, Andrew & Minnie Gorman and sons were living at 28441 Cooke St., and Andrew was employed as a carman for the steam railroad.⁴ In 1950, Andrew & Minnie Gorman resided at 28441 Cooke St.⁵ In 1953, William R. Campbell resided at 28441 Cooke.⁶ In 1961, William C. Joy resided at 28441 Cooke St.⁷ In 1971, William D. Bush resided at 28441 Cooke St.⁸

This one-story, single-family residence with matching single car garage and garden shed is situated on Lot 158 & 159 in the T.D. Cooke Addition, Block 4 and in 1941, the address was 28441 Cooke St.⁹

Statement of Significance/Recommendation of Eligibility

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

This c. 1926 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development**. The property represents pre-Village Industries residential development that demonstrates the existing housing stock in Flat Rock before Ford's formal industrial investment, and exemplifies the modest gable-front vernacular house type that provided affordable housing for working families.

Criterion A - Community Planning and Development: Constructed c. 1926, approximately two years before Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this gable-front vernacular house represents the residential development that existed in the community before the Village Industries transformation. The property demonstrates that Flat Rock possessed established residential neighborhoods with quality, affordable housing before Ford's industrial presence, contributing to the community infrastructure that made the village attractive for Ford's decentralized manufacturing experiment.

Pre-Village Industries Development: The property's c. 1926 construction date places it among the immediate pre-Village Industries residential development in Flat Rock. When Ford announced plans for the lamp plant in 1928, properties like this modest gable-front house already existed along Cooke Street and other residential streets, establishing the community patterns that would intensify during the Village Industries era. This existing housing stock provided homes for the workers who would staff the new plant, enabling Ford's program to succeed by providing immediate housing availability.

Gable-Front Vernacular Context: The gable-front house type represents one of the most common and enduring American vernacular forms, providing efficient, affordable housing from the mid-19th century through the early 20th century. The form's narrow footprint made it suitable for village lots, while the steeply pitched roof created usable upper-floor space that expanded living area economically. This example demonstrates the type of modest, practical housing that was accessible to working families in Flat Rock before the Village Industries era.

Integrity Assessment: The property retains integrity of location, remaining on its original site on Cooke Street. Integrity of design is maintained through preservation of the gable-front form with steeply pitched roof, 1.5-story massing, and overall configuration, though the entry deck appears to be a contemporary replacement. Integrity of materials and workmanship has been diminished through vinyl siding and replacement windows, though the concrete block foundation remains.

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 88, entry for George Hughson; 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 9B, dwelling 186, family 203, for Andrew H. & Minnie M. Gorman; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 456 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 10A, for Andrew & Minnie Gorman and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 23 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 20, dwelling 210, for Andrew & Minnie Gorman; 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.

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

⁷ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1961-62) for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁸ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁹ Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Cooke 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.

Integrity of setting is preserved through the property's relationship to neighboring residences and the established streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a modest vernacular residence from the pre-Village Industries period.

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

The c. 1926 construction date places this property among the immediate pre-Village Industries residential development in Flat Rock, demonstrating the existing housing stock that provided the community foundation for Ford's subsequent industrial investment. The gable-front vernacular form represents the practical, affordable housing that was accessible to working families in small Michigan communities during the 1920s.

The property retains its essential gable-front form, with the steeply pitched roof, 1.5-story massing, and upper gable window clearly legible despite material alterations. The front-gabled orientation, which creates a prominent streetscape presence on the narrow lot, is characteristic of vernacular houses throughout the region and demonstrates the efficient use of land that typified village residential development. The small entry deck, while a contemporary replacement, maintains the entrance configuration appropriate to the house type.

The blue trim accents against the white vinyl siding create a distinctive, well-maintained appearance that demonstrates continued investment in the property. The detached garage at the rear provides automobile storage consistent with the residential patterns that characterized the 1920s, when automobile ownership was becoming increasingly common among working families.

While vinyl siding and replacement windows have diminished material integrity, these alterations are typical throughout the district and do not compromise the property's ability to convey its essential historical character. The gable-front form remains clearly legible, and the property continues to demonstrate its associations with the pre-Village Industries residential development that provided the community foundation for Ford's industrial program in Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0158_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28453 Cooke Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0159_000 Lot 159 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0969081	Long: -83.2879251	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1951
Architectural Style	Ranch
Building Form	Single-story ranch house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete block
Window Materials	Vinyl replacement
Window Type	Picture windows and double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (Detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1951-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28453 Cooke			
Historic/Original Owner	Andrew & Minnie Gorman			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28453 Cooke St. East is a single-story residential building constructed in 1951 that exemplifies the ranch house style that was becoming the dominant form of American residential architecture during the early 1950s. The building represents an important example of the modern housing types that characterized post-war residential development, demonstrating the evolution of residential design that emphasized horizontal emphasis, efficient single-story living, and quality construction materials.

The structure exhibits the characteristic horizontal profile of ranch house design, with an extended single-story form that creates the low, ground-hugging appearance that distinguished this architectural type from traditional two-story residential forms. The hip roof configuration provides practical weather protection while maintaining the clean, streamlined appearance that characterized ranch house aesthetics. The roof form reinforces the horizontal character that was central to ranch house design principles.

A particularly distinctive feature of this property is the arched entrance configuration that creates an attractive focal point on the front facade. This arched entrance treatment represents a sophisticated design element that distinguishes this house from simpler ranch house forms, suggesting either custom design work or selection from a higher-end catalog of residential plans. The arched feature demonstrates attention to architectural detail while maintaining the overall ranch house character.

The exterior walls are constructed entirely of brick veneer, representing the substantial construction materials that were preferred during the early 1950s when post-war prosperity allowed homeowners to invest in durable, low-maintenance building materials. The brick construction demonstrates the economic optimism and building quality that characterized residential development during this period, when families could afford superior materials that provided both aesthetic appeal and long-term durability.

The building features picture windows that provide expansive views and natural light penetration, representing one of the most characteristic elements of early 1950s ranch house design. These large windows were designed to maximize visual connections between interior and exterior spaces, reflecting the period's emphasis on modern living arrangements and indoor-outdoor relationships. The window configurations demonstrate the technological advances in glass manufacturing that made such large openings practical and desirable.

The building's proportions, material selection, and design details suggest the possibility that this house was constructed from a catalog or kit house plan, which were popular during the early 1950s as a means of providing quality residential designs at reasonable costs. The combination of sophisticated design elements, such as the arched entrance, with standardized ranch house planning suggests potential catalog origins that warrant further investigation.

History of the Resource=

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

In 1953, Andrew H. & Minnie Gorman resided at 28453 Cooke St.¹ On 1 Feb 1958, Andrew H. Gorman passed away at the age of 74 years.² Minnie Gorman continued to reside at 28453 until 1970.³ Minnie passed away on 30 June 1971 at the age of 85 years.⁴

Pearl Blair, Executrix of the Estate of Minnie Gorman, also known as Minnie M. Gorman, deceased, conveyed Lot 159 to Dorothy Montroy by Executrix's Deed for \$17,000 on March 24, 1973, recorded April 2, 1973.⁵

Mary Louise Charron, Personal Representative of the Estate of Dorothy A. Montroy, also known as Dorothy Montroy and Dorothy Ann Montroy, deceased, conveyed Lot 159 to Donald W. Cash and Beverly F. Cash, his wife, by Deed for \$32,000 on June 8, 1984, recorded June 15, 1984.⁶

Donald W. Cash and Beverly F., his wife, took out a mortgage from Downriver Federal Savings in the amount of \$28,800 on June 8, 1984, recorded June 15, 1984, on Lot 159.⁷

¹ "Michigan Bell Telephone Company, "Trenton Including Grosse Ile Telephone Directory, Followed by Flat Rock, Rockwood and Wyandotte," (Trenton, Mich: Michigan Bell Telephone Company, **November 1953**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

² "Michigan, Deaths and Burials, 1800-1995", , *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FHZ6-6LG> : 29 November 2023), Andrew Harrison Gorman, 1958.

³ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1971); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁴ "Michigan, Death Index, 1971-1996", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:VZYJ-T6H> : Mon Feb 24 23:48:51 UTC 2025), Entry for Minnie M Gorman, 30 Jun 1971.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.**

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁷ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1951, this brick Ranch demonstrates the quality residential construction available during the early 1950s building boom. The hip roof, horizontal emphasis, original brick veneer, large picture windows, and distinctive arched entrance reflect a level of design sophistication suggesting either custom design or selection from premium catalog offerings — companies like Sears, Aladdin, and Montgomery Ward maintained active distribution networks throughout Michigan during this peak period for catalog house sales. The brick construction and attention to proportional detail document the economic prosperity that allowed Flat Rock families to invest in well-built contemporary housing while maintaining access to Ford Lamp Plant employment.

Integrity Assessment: The property retains strong integrity across all seven aspects, with outstanding materials preservation. Original brick veneer is completely intact, making this one of the better-preserved properties in the survey. The hip roof configuration, arched entrance, picture windows, facade composition, and overall Ranch massing remain as constructed. Construction quality and brickwork detail reflect early 1950s building practices. The Cooke Street setting within the post-war residential neighborhood preserves location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0159_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28465 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0160_000 Lot 159 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0967362		Long: -83.2879368		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	circa 1926
Architectural Style	Vernacular/Craftsman Influence
Building Form	1.5-story house w/ multiple gabled sections
Roof Form	Complex gabled roof system
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original wood frame
Foundation Materials	Concrete block
Window Materials	Aluminum
Window Type	Double-hung sash w/ awnings
Outbuildings	Yes ☒ No ☐
Number/Type:	1/detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1926-1972 (predates but contributes to understanding)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28465 Cooke			
Historic/Original Owner	John Anable			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown - Possible catalog house			
Builder/Contractor	John Anable			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1926 vernacular gable-front cottage at 28465 Cooke Street represents mid-1920s residential development in Flat Rock that predates the formal establishment of Ford's Village Industries program. The property is a modest one-story dwelling with a front-facing gable and side wing, exemplifying the economical vernacular cottage forms that were widely built during the 1920s, often from mail-order catalog plans offered by companies like Sears, Roebuck and Company, Montgomery Ward, or Aladdin Homes.

The building exhibits a simple yet distinctive front-facing gable roof with a side-gabled wing extension, creating an L-shaped or modified plan. The front gable faces the street and serves as the primary architectural feature, while the side wing extends to the rear, providing additional living space. This configuration was extremely common in 1920s modest residential construction and appears frequently in catalog house designs that emphasized efficient use of space and economical construction. The roof is covered with asphalt shingles in a grey tone and features modest overhangs with simple trim.

The front gable section includes gable vents visible in the peak, providing attic ventilation typical of 1920s construction practices. The simple gable form without decorative trusses or ornamental details reflects the straightforward, economical approach of vernacular and catalog house construction during the mid-1920s.

The exterior walls are clad in white aluminum siding that covers the original wood siding beneath. While the aluminum siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential form and proportions. The uniform white appearance presents a clean, well-maintained cottage that continues to serve its original residential function.

A particularly notable feature visible in the photographs is a large multi-light window grouping on the front façade—appearing to be four or five vertical window units arranged side by side under an aluminum awning. This window configuration creates a distinctive horizontal band of glass that floods the interior with natural light. The grouped windows suggest either original catalog house design (where such window groupings were featured as modern amenities) or a later modification to increase natural light. The aluminum awning provides solar shading and weather protection, a practical addition common to mid-20th century updates.

Additional fenestration includes standard double-hung windows with aluminum frames distributed across the façade and side elevations. The windows appear to be replacement units, though they maintain what are likely the original window opening sizes and placements.

The front entrance is accessed by concrete steps with a decorative metal railing. The foundation is painted in a light blue or turquoise color, creating a two-tone appearance that distinguishes the foundation from the main wall surface. This painted foundation treatment, while not original, adds visual interest and has become a character-defining feature of the property's current appearance.

The house sits on a concrete block foundation typical of 1920s residential construction. The elevated foundation with painted surface treatment is clearly visible and indicates solid construction that has supported the building for nearly a century.

The property includes a detached garage accessed by a concrete driveway that runs along the side of the house. The presence of a detached garage is entirely consistent with c. 1926 construction, when automobiles were becoming common but garages were universally separated from the main house. The garage appears to be contemporary with the house or an early addition, reflecting the property's adaptation to automobile ownership during the 1920s-1930s.

The site features a simple lawn with minimal landscaping. The straightforward site treatment reflects the modest, practical character of 1920s working-class residential development. Seasonal decorations visible in one photograph indicate active residential use and family occupation.

The property's form, scale, and general configuration are consistent with catalog house designs popular during the 1920s. Companies like Sears, Roebuck and Company offered hundreds of house designs through mail-order catalogs, shipping pre-cut lumber and materials to building sites across America. Character-defining features include the front-facing gable with side wing configuration, the one-story cottage scale, the large multi-light window grouping with aluminum awning, the concrete block foundation with painted surface treatment, the simple gable vents, the detached garage, and the overall vernacular cottage character that may represent catalog house construction or similar builder-constructed housing from the mid-1920s period.

History of the Resource

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

John B. Anable, a carpenter by profession, built the residence on lot 2 of block 4 in the T.D. Cooke Addition of the Village of Flat Rock about 1926; this residence today is known as 28465 Cooke St.¹

John Anable married Theresa Frank, a widow, on 22 November 1927.² Three months later, John died on 29 January 1928; the cause of death was cited as "Pneumonia," however, Dr. Proud notes that there were NO physical symptoms.³

Theresa marries Edward Kaiser on 22 March 1930, and they are residing at 810 Cooke St.⁴ In 1930, Edward & Theresa Kaiser were living at 810 Cooke St., and Edward was employed as a Laborer for the Lamp Plant.⁵ Edward files for divorce from Theresa on 7 Dec 1942; citing desertion.⁶

In 1939, Beatrice Clegg and family were renting at 28465 Cooke.⁷

In 1940, Arthur & Kathryn Knopp and son were renting 28465 Cooke St., and Arthur was employed as a boiler house helper at the oil refinery.⁸

In 1942, Anna Anable, John's elderly mother, owns the residence at 28465 Cooke St., is overseeing the tenants and is paying taxes on lot 160, Flat Rock Plat No. 5.⁹

In 1950, Arthur & Kathryn Knopf and son owned the residence at 28465 Cooke; and Arthur worked as instrument chief at the Oil Refinery.¹⁰ Arthur J. Knopp resided at 28465 Cooke Street from 1959 through 1971.¹¹

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built c. 1926, this vernacular cottage represents pre-Village Industries residential development two years before Ford's formal program began. The gable-front with side wing configuration — an extremely popular and practical form replicated thousands of times across small-town America during the 1920s — provided affordable housing accessible to working-class families who would later form the Ford Lamp Plant workforce. The form and character are consistent with catalog house designs from Sears, Aladdin, or similar companies that democratized housing design during this period; further research into lumber stamps, hardware markings, or building permits might confirm catalog origins. The property documents that Flat Rock had established residential neighborhoods with diverse housing stock before Ford's arrival, rather than being a community created by Ford.

Integrity Assessment: The property retains integrity in six of seven aspects. The gable-front with side wing configuration, one-story cottage massing, window openings including a distinctive multi-light grouping, entrance location, and overall form

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated (stamped), arranged by subdivision; pg. 100, entry for John Anable, Est.; held by Brownstown Township Historical Society.

² Michigan Department of Community Health, Division of Vital Records and Health Statistics; Lansing, MI, USA; *Michigan, Marriage Records, 1867-1952*; Film: 240; Film Title: 82 Wayne 030420-033719; Film Description: Wayne (October-November 1927); entry for John Anable and Theresa Frank married 22 Nov 1927.

³ "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7R-BVP> : Sun Mar 10 14:35:54 UTC 2024), Entry for John B Anable, 29 Jan 1928.

⁴ Michigan Department of Community Health, Division of Vital Records and Health Statistics; Lansing, MI, USA; *Michigan, Marriage Records, 1867-1952*; Film: 252; Film Title: 82 Wayne 069730-072949; Film Description: Wayne (December 1929-June 1930); entry for Edward Kaiser and Theresa Anable married 22 March 1930.

⁵ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 213, family 237, Edward & Theresa Kaiser and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

⁶ Michigan Department of Community Health, Division of Vital Records and Health Statistics; Lansing, Michigan; *Michigan, Divorce record*; Ancestry.com. *Michigan, U.S., Divorce Records, 1897-1952* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

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 10A, for Arthur & Kathryn Knopp and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

⁹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," paginated, arranged by plat; p. 347, entry for Mrs. Anna Anable; held by Brownstown Township Historical Society.

¹⁰ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 209, for Arthur & Kathryn Knopf and son; 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.

¹¹ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (multi-volume) for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

remain intact and legible. Materials integrity is diminished by aluminum siding and replacement windows, though the roof structure, concrete block foundation (painted), and building frame survive from original construction. The detached garage and residential street relationship preserve the 1920s site planning. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its c. 1926 construction date and role in pre-Village Industries community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0160_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28473 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0161_000 Lot 161 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0965794		Long: -83.2879723		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1939
Architectural Style	Minimal Traditionalist/Cottage
Building Form	2-story cottage rectilinear
Roof Form	Complex gabled roof with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer (lower level), aluminum siding (upper level)
Foundation Materials	Concrete
Window Materials	Aluminum windows
Window Type	Double-hung and Sliding windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	c. 1939-1975 (Pre-WWII/wartime residential development within district)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	28473 Cooke St.			
Historic/Original Owner	George & Geneva Monske			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1939 Minimal Traditional residence at 28473 Cooke Street represents pre-World War II residential development in Flat Rock during the late Depression era and on the eve of America's entry into World War II. The property is a two-story dwelling with a cross-gable roof configuration, exemplifying the simplified residential architecture that characterized late 1930s and early 1940s construction when builders focused on economical yet substantial housing.

The building exhibits a cross-gable roof form with a prominent front-facing gable that creates visual interest and defines the main façade. The roof is covered with red or brown asphalt shingles that complement the brick veneer below. The front-facing gable rises through two full stories, creating a vertical emphasis on the façade while the side-gabled sections extend to accommodate the full two-story volume. A brick chimney rises through the roof, indicating the presence of a central heating system and demonstrating solid construction quality typical of pre-war residential building.

A particularly distinctive feature of this property is the combination of exterior wall materials—brick veneer on the first floor and aluminum siding on the second floor and gable ends. The red-brown brick veneer that wraps around the first floor provides durability, visual weight, and a substantial appearance that was highly valued during the late 1930s-1940s period. The use of brick veneer, even on modest two-story houses, demonstrated quality construction and represented an investment in permanent, fireproof materials that would require minimal maintenance. Brick veneer became increasingly popular during the late Depression era as it provided the appearance and durability of solid brick construction at a fraction of the cost.

The second floor and gable ends are clad in white aluminum siding that contrasts sharply with the brick below, creating a distinctive two-tone appearance. This combination of materials—whether original or representing an early alteration that covered original wood siding on the upper floor—has become a character-defining feature of the property. The contrast between the solid, earthy brick base and the lighter upper floor creates visual balance and emphasizes the building's two-story height.

The foundation is constructed of concrete block that has been painted in a light blue or turquoise color, creating a tricolor appearance with the brick first floor and white second floor. The painted foundation adds visual interest and provides a waterproof coating that protects the concrete block. The substantial concrete block foundation demonstrates solid construction appropriate to c. 1940 building practices and provides a permanent base that has supported the building for over eight decades.

The fenestration includes a mix of sliding and double-hung aluminum windows distributed across both floors. A particularly notable feature visible in the photographs is a large picture or sliding window on the first floor front façade, providing expansive views and abundant natural light. This larger window grouping reflects the late 1930s trend toward increased glass areas that symbolized modern, progressive residential design even within economical construction. The second floor features double-hung windows in the gable end and side walls, providing natural light and ventilation to the upper bedrooms. While the aluminum windows represent replacements of original wood units, they maintain the original opening sizes and fenestration patterns that define the building's character.

The front entrance features a blue door with multi-light glazing, accessed by concrete steps with metal railings. The entrance is located on the first floor and appears to be sheltered by a small projection or overhang providing weather protection. The straightforward entrance design reflects the economical, functional approach of late Depression-era residential construction where resources were focused on creating substantial, durable housing rather than elaborate entrances. Seasonal decorations visible in the photographs (wreath and yard ornaments) indicate active residential use and family occupation.

The property demonstrates typical Minimal Traditional characteristics adapted to a two-story form: simplified details, economical construction, quality materials (brick veneer), and practical design. The cross-gable roof configuration with prominent front-facing gable was a common solution for creating visual interest within economical construction during the late 1930s-early 1940s period. The two-story height provided maximum living space on a compact footprint, making efficient use of limited lot sizes—an important consideration in modest residential development.

The house sits on a concrete driveway that extends along the side of the property to a detached garage visible in the rear. The presence of a detached garage is entirely consistent with c. 1940 construction, when garages were universally separated from the main house. The garage appears to be contemporary with the house or an early addition, reflecting the property's accommodation of automobile ownership during the early 1940s.

The site features a simple lawn with minimal landscaping and foundation plantings. A decorative brick planter or border is visible near the foundation, painted in the same blue/turquoise color as the foundation itself, creating visual continuity. Seasonal yard decorations add residential character and demonstrate continued family occupation. The straightforward landscaping reflects the practical approach to residential development during the late Depression/early war period when resources were focused on the house itself rather than elaborate plantings.

The property's setting within a neighborhood of varied early-to-mid 20th century houses reinforces its historical context as part of the residential development that occurred in Flat Rock during the late 1930s-early 1940s period. The mix of housing types and construction dates in the surrounding area demonstrates the community's continued growth during the mature Village Industries period and into the war years.

Character-defining features include the two-story cross-gable form with prominent front-facing gable, the distinctive combination of brick veneer first floor and aluminum siding second floor creating a two-tone appearance, the painted concrete block foundation, the variety of window types including larger picture/sliding windows, the prominent brick chimney, the blue entrance door, the detached garage, and the overall Minimal Traditional architectural character that reflects late Depression/early war period residential construction emphasizing durability and economy.

History of the Resource

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

In 1939, George & Geneva Monske and family were living at 28473 Cooke.¹ In 1940, George & Geneva Monske and sons were living at 28473 Cooke St., and George was employed as an operator for an oil refinery.² In 1950, William & Adelle Perry resided at 28473 Cooke; and William worked as machine repair for a Steel Manufacturer.³ Alonzo John & Bessie Vosburgh resided at 28473 Cooke St from 1953 to 1959.⁴ Bessie Vosburgh died on 14 January 1959; and John moved out of 28473 Cooke St. after her death.⁵ In 1959, John A. Vosburgh resided at 28473 Cooke Street.⁶ This two-story, single-family brick veneer (first floor) and aluminum sided (second floor) residence with matching single car garage is situated on Lot 161 in the T.D. Cooke Addition, Block 2A and in 1941, the address was 28473 Cooke St.⁷

Statement of Significance/Recommendation of Eligibility

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

Recommendation: CONTRIBUTING

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

Criterion A — Community Planning and Development: Built c. 1940, this two-story brick-veneered Minimal Traditional represents the last wave of substantial residential construction before wartime restrictions halted civilian building. The property documents continued investment in quality housing during the mature Village Industries period, reflecting confidence in Flat Rock's economic stability. The substantial two-story form and brick veneer — a significant investment in durable, permanent materials — indicate construction for an established family, possibly skilled workers or supervisors benefiting from Village Industries employment. Properties built during the narrow 1939–1941 window are significant as the final pre-war residential development before materials and labor were redirected to war production.

Criterion C — Architecture: The property represents Minimal Traditional design adapted to a two-story form with cross-gable roof and distinctive two-tone treatment — brick veneer on the first floor with lighter siding above. This combination created visual interest while demonstrating the material choices available to families investing in permanent housing during the late Depression era. The two-story configuration maximized living space on a compact footprint, distinguishing this property from the many one-story cottages built during the same period.

Integrity Assessment: The property retains strong integrity across all seven aspects, with exceptional materials preservation in the original brick veneer — one of the better material survivals documented in the survey. The cross-gable form, prominent front-facing gable, window openings, entrance location, two-story massing, and two-tone appearance

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for George & Geneva Monske and sons; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79>; accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 20, dwelling 208, for William & Adelle Perry; 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 "Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962]," arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond by A.J. Vosburgh from 1953 through 1959; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

⁵ "Michigan Deaths and Burials, 1800–1995." Index. *FamilySearch*, Salt Lake City, Utah, 2009, 2010. Index entries derived from digital copies of original and compiled records; for Bessie O. Vossburgh died 14 Jan 1959.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁷ Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 3 of 4, for Cooke 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.

remain intact. Brick chimney, concrete block foundation, and roof structure survive from original construction. Windows have been replaced and the second-floor siding may be aluminum over original wood, but the brick veneer masonry demonstrates skilled c. 1940 workmanship. The detached garage, concrete driveway, and residential neighborhood setting preserve location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0161_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28230 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0179_300 Lots 179 & 180 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0987458	Long: -83.2885786			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2004
Architectural Style	Contemporary
Building Form	Single-story house with attached garage
Roof Form	Complex gabled and hip roof system
Roof Materials	Asphalt shingles with skylights
Exterior Wall Materials	Brick veneer and vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Various contemporary configurations
Outbuildings	Yes ☐ No ☒
Number/Type:	Attached Garage

Eligibility

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

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The one-story contemporary Ranch features a complex multi-gable roof with prominent dormers, mixed brick veneer and vinyl siding, vinyl double-hung windows, brick foundation, and an integrated two-car garage that dominates the front facade. The garage-forward design and wide concrete driveway contrast sharply with the detached garages characteristic of the district's historic properties. The complex roofline, mixed-material cladding, and contemporary scale represent twenty-first-century residential design and construction practices unrelated to any historically significant development period within the district.

History of the Resource

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

The residence at 28230 Cooke St. was built in 2004 and thus is a non-contributing resource for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

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

The property at 28230 Cooke St. West is recommended as a **NON-CONTRIBUTING** resource to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2004, which falls thirty-two years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary design, modern construction methods, and suburban scale represent a significant departure from the modest residential character and traditional development patterns that characterize the historic neighborhood. The building's contemporary styling and modern amenities are incompatible with the historic streetscape and development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0179_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28326 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0175_000 Lots 175 & 176 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.09808		Long: -83.288554		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1967	
Architectural Style	Colonial Revival	
Building Form	Two-story Colonial house with addition	
Roof Form	Side-gabled with additions	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash with bay windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	1 Garage (integrated)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1967-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28326 Cooke St.			
Historic/Original Owner	Thomas J. and Carol Coster / Alan R. Bodary			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Andrew Bodary			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 28326 Cooke St. West is a two-story residential building constructed in 1967 that exemplifies the Colonial Revival style that experienced renewed popularity during the 1960s. The building represents an important example of the traditional architectural styles that remained appealing to American families during the late 1960s, demonstrating how homeowners continued to value historical design references while incorporating modern construction methods and conveniences during the final years of the district's period of significance.

The structure exhibits the characteristic symmetrical facade composition of Colonial Revival design, with a central entrance flanked by balanced window arrangements that create the orderly, dignified appearance associated with this traditional American architectural style. The two-story height provides substantial living space while maintaining the vertical emphasis and proportional relationships that distinguish Colonial Revival houses from the horizontal ranch forms that had become popular during earlier decades of the post-war period.

The building features bay windows that project from the front facade, creating both visual interest and additional interior space. These bay windows represent a Victorian-influenced element that was commonly incorporated into Colonial Revival designs of the 1960s to enhance both the exterior architectural character and interior living convenience. The bay configurations provide expanded window area for natural light while creating attractive focal points on the facade.

A notable feature of the property is what appears to be a single-story addition that extends from the main house, demonstrating the flexibility of Colonial Revival design to accommodate expansion while maintaining architectural compatibility. This addition reflects the practical approach to residential expansion that became common during the 1960s when growing families required additional living space.

The main entrance is positioned centrally on the front facade and features a blue door that creates an attractive color accent against the white exterior walls. The entrance configuration maintains the symmetrical character essential to Colonial Revival design while providing an inviting approach to the home. The front steps and entry treatment appear proportionate and appropriate to the Colonial Revival styling.

The exterior walls are currently clad in white vinyl siding with black shutters that create the traditional Colonial color scheme favored by homeowners seeking authentic historical appearance. While the vinyl siding represents contemporary materials, it has been applied in a manner that maintains the building's original proportions and preserves the essential character-defining features of the Colonial Revival style.

Windows throughout the building appear to be vinyl replacement units that maintain the original window opening sizes and symmetrical placement patterns. The double-hung sash configuration reflects traditional colonial window types while providing modern performance characteristics. The black shutters enhance the traditional appearance and provide visual contrast that emphasizes the symmetrical facade composition.

A detached garage is located toward the rear of the property, maintaining design compatibility with the main structure while providing necessary automobile accommodation that had become standard in residential planning by the late 1960s.

History of the Resource

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

Lots 174 through 180 were initially forfeited for the 1939 tax sale and conveyed to the State of Michigan, then acquired by Wilbur B. Campbell and Vieda Martha, his wife.¹ Wilbur B. Campbell and Vieda Martha, his wife, conveyed Lots 175, 176, and 177 to Arthur P. Luke and Betty J., his wife, by Warranty Deed on June 1, 1961, recorded June 5, 1961.² Arthur P. Luke and Carole, his wife, conveyed Lots 175 and 176 to Thomas J. Coster and Carol, his wife, by Warranty Deed on August 17, 1966, recorded September 26, 1966.³ In 1968-70, Thomas J. Coster resided at 28326 Cooke St..⁴ Thomas J. Coster and Carol Coster, individually and as husband and wife, took out a mortgage from Peoples Bank, Trenton, Michigan, in the amount of \$14,000 [to build residence] on June 2, 1967, recorded June 8, 1967, on Lots 175 and 176.⁵ Peoples Bank, Trenton, Michigan, assigned its interest to the National Bank of Detroit by Assignment on December 18, 1967, recorded December 26, 1967, on Lots 175 and 176 (Mortgage L 16317 P 576).⁶ In 1971, Alan R. Bodary and family resided at 28326 Cooke St. and continued to live there until 1993.⁷

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1967, this Colonial Revival residence represents the final phase of residential development within the district's period of significance (1920–1975). The substantial two-story form and traditional styling demonstrate Flat Rock's continued ability to attract families seeking quality, historically-referenced housing during the late 1960s, even as contemporary architectural styles competed for popularity.

Criterion C — Architecture: The symmetrical facade, central entrance, traditional proportions, and bay window features represent Colonial Revival design adapted to 1960s construction methods. The bay windows are a particularly notable detail, integrating Victorian-influenced elements within the Colonial Revival framework and distinguishing this property from simpler interpretations of the style.

Integrity Assessment: The property retains integrity across all seven aspects. The Colonial Revival form, symmetrical facade composition, bay window features, central entrance, and overall massing remain intact. Vinyl siding diminishes materials integrity but has been applied compatibly, preserving traditional proportions and character. Construction quality, bay window detailing, and proportional relationships reflect late 1960s residential building practices. The Cooke Street setting within the post-war residential neighborhood preserves location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0175_000; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 52, for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁷ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library; **ALSO**, Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28464 Cooke Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0162_002 Lot 162 & 163 Assessor's Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096634		Long: -83.288505		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	American Foursquare/Prairie Influence
Building Form	1.5-story hip-roofed house
Roof Form	Hip roof with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1922-1972 (predates but contributes to understanding)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28464/6 Cooke			
Historic/Original Owner	Likely Ervin Barnum			
Historic Building Use	Duplex			
Current Building Use	Duplex			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1920 Craftsman-influenced duplex at 28464 Cooke Street represents early 20th-century multi-family residential development in Flat Rock at the very beginning of the district's period of significance. The property is a substantial 1.5-story two-family dwelling with a side-gabled roof and prominent front shed dormer, exemplifying the working-class housing solutions that characterized small-town America during the 1920s and demonstrating the early provision of multi-family housing to accommodate workers and families in the growing community.

The building exhibits a side-gabled roof form with a large shed dormer that spans most of the front roof slope. This substantial dormer creates usable living space on the second floor and is a defining architectural feature of the building. The dormer contains multiple windows providing natural light and ventilation to the upper floor living areas. The roof is covered with brown asphalt shingles. The wide overhanging eaves at the main roof level suggest Craftsman influence, providing weather protection and creating shadow lines that add depth to the façade.

The duplex form is evident in the building's configuration, with two separate entrances visible—one on the left side accessed by concrete steps with metal railings, and another entrance arrangement on the right side. This dual-entrance configuration is the hallmark of duplex design, providing independent access to each residential unit. The symmetrical or semi-symmetrical arrangement of entrances reflects the practical planning of early 20th-century multi-family housing where two households shared a common building structure while maintaining separate living spaces.

The exterior walls are clad in tan or beige vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential form and proportions. The uniform siding application presents a well-maintained appearance appropriate to continued residential use.

The foundation is constructed of concrete block that has been painted white, creating visual contrast with the tan siding above. The painted foundation treatment adds visual definition and provides a protective coating for the concrete block. The foundation appears substantial and demonstrates the solid construction typical of 1920 multi-family residential building designed to house two families.

The fenestration includes aluminum replacement windows in double-hung configurations distributed across both floors and within the large front dormer. The windows are arranged to provide natural light to both residential units, with groupings that suggest the interior division into two separate dwelling spaces. While the aluminum windows represent replacements of original wood units, they maintain the original window openings and the overall fenestration pattern that reflects the duplex's functional organization.

The building's massing and scale are larger than typical single-family cottages of the same period, reflecting its two-family function. The 1.5-story height with substantial shed dormer provides adequate living space for two households within an economical building footprint. This efficient use of space characterized multi-family residential construction during the 1920s when builders sought to maximize housing units while minimizing land use and construction costs.

Mature trees frame the property on both sides, with particularly large specimens visible that suggest planting from the early decades of the property's existence. These mature trees contribute to the established residential character and provide scale and context for the nearly century-old duplex.

The property includes a detached garage visible in one of the photographs, located to the rear of the property and accessed by a concrete driveway. The presence of a detached garage is entirely consistent with 1920 construction, when garages were universally separated from residential buildings. The garage may be original to 1920 construction or an early addition, reflecting the property's adaptation to automobile ownership during the 1920s-1930s.

The site features a simple lawn with minimal landscaping and foundation plantings including small evergreen shrubs. A concrete walkway and driveway provide access. The straightforward site treatment reflects the practical, working-class character of multi-family residential development during the 1920s.

The duplex form represents an important housing type that provided affordable accommodation for working families during the 1920s. Duplexes allowed property owners to generate rental income from one unit while occupying the other, or to rent both units as an investment. For working families, duplex units typically offered more affordable housing options than single-family homes while still providing private, family-oriented living spaces. The 1920 construction of this duplex demonstrates Flat Rock's accommodation of diverse housing needs and the community's provision of rental housing for workers—likely including employees who would later work in Ford's Village Industries operations when that program began in 1928.

The property's prominent location on Cooke Street and its substantial size indicate this was built as a significant investment property designed to provide quality rental housing. The Craftsman-influenced design with wide eaves and the large dormer providing ample second-floor space demonstrates attention to livability and architectural character even in multi-family construction.

Character-defining features include the side-gabled roof with large front shed dormer, the 1.5-story duplex massing larger than single-family cottages, the dual entrances providing independent access to two residential units, the wide overhanging eaves suggesting Craftsman influence, the painted concrete block foundation, the detached garage, the mature trees, and the overall early 20th-century duplex character that represents working-class multi-family housing from 1920.

History of the Resource

Provide information on previous owners, land use, 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, Verna Barnum was living at Cooke St.¹ In 1930, James & Thelma Barnum and family were living at 806 Cooke St., and James was employed as a steam shovel operator.² In 1930, Harry & Mabel Mose were living at 808 Cooke St., and Harry was employed as a punch press for the Lamp Plant.³ In 1940, George & Mabel Sansborn were living at 28464 Cooke St., and George employed as a laborer for the railroad.⁴ In 1940, Claude & Mary Campbell were living at 28466 Cooke St., and Claude was employed as a press operator for an auto factory.⁵ In 1942, Richard Demarest was paying taxes on the lot and residence at 28464 Cooke St.⁶ In 1950, Richard Demarest resided at 28464 Cooke.⁷ In 1950, Oren & Margaret Wheeler and son resided at 28466 Cooke; and Oren worked as a Carpenter for the Oil Refinery.⁸ In 1971, Harold L. Greer resided at 28464 Cooke Street.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 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built in 1920 at the exact start of the district's period of significance, this duplex represents an important and often overlooked housing type that provided affordable rental accommodation for working families. The two-family form demonstrates Flat Rock's diverse housing stock eight years before Ford's Village Industries program began — rental housing infrastructure that would later accommodate the industrial workforce. The duplex served practical needs: owners could occupy one unit while renting the other for income, and working families gained private, family-oriented living spaces more affordable than single-family homeownership. The property has witnessed the entire span of the district's development from pre-Village Industries through the post-war expansion, with its continued two-family use preserving the original functional association.

Integrity Assessment: The property retains integrity in six of seven aspects. The distinctive 1.5-story duplex massing with side-gabled roof and large shed dormer, the dual entrances defining the two-family function, window arrangements, and

¹ 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 2A, dwelling 35, family 37, for Verna Barnum ; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-43K?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62> : accessed 27 July 2025), FHL# 004966178, Image 562 of 1100; United States. National Archives and Records Administration.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 218, family 242, for James & Thelma Barnum and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

³ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 216, family 240, for Harry & Mabel Mose ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 of 1148; United States. National Archives and Records Administration.

⁴ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 33, for George & Mabel Sansborn; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

⁵ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10B, dwelling 34, for Claude & Mary Campbell ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

⁶ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," volume 2 of 3, paginated, arranged by subdivision; citing pg 348, entry for Richard Demarest; held by Brownstown Township Historical Society.

⁷ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 48, for Richard Demarest; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 49 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 71, dwelling 49, for Oren & Margaret Wheeler and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

⁹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Cooke Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

overall configuration remain intact and legible. Materials integrity is diminished by vinyl siding and replacement windows, though the roof structure, large shed dormer, concrete block foundation, and building frame survive from original 1920 construction. The detached garage, mature trees, and residential street relationship preserve the early twentieth-century setting. Location, design, workmanship, setting, feeling, and association remain strong, with the duplex form and dual entrances clearly communicating the property's 1920 construction date and multi-family function.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0162_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28478 Cooke Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0162_000 Lot 162 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096589	Long: -83.288509	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival/Possible Catalog Home
Building Form	1-story Rectilinear
Roof Form	Side-gabled with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Poured concrete
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development			
Period(s) of Significance	1928-1975 (Pre-Village Industries foundation, coinciding with Village Industries beginning)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s): N/A
Current/Common Name	28478 Cooke St.			
Historic/Original Owner	Mills Family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This one-story Colonial Revival cottage presents a symmetrical facade to Cooke Street from a modest concrete block foundation. The side-gabled roof, clad in gray asphalt shingles, is punctuated at center by a prominent front-facing gabled projection featuring a distinctive arched or rounded gable end — the defining ornamental element of the facade. Classical pilasters or narrow columns frame this projecting entrance bay, creating a formal portico effect that shelters a recessed central entry door with a decorative wreath. White aluminum siding sheathes the exterior, covering original wood cladding but preserving the wall plane and overall proportions. Fenestration is arranged in strict bilateral symmetry: paired or single windows with black decorative shutters flank the central entrance projection on each side, maintaining the balanced composition fundamental to Colonial Revival design. The windows appear to be aluminum replacement units set within original openings. A large wooden accessibility ramp with simple baluster railing spans nearly the full width of the front elevation, providing grade-level access to the entrance — a contemporary adaptation that does not alter the building's historic form. At the west end, a breezeway connects the house to a detached white garage of compatible scale and materials, creating a sheltered passage characteristic of well-planned 1920s–1930s residential properties. A prominent mature evergreen anchors the front yard, and the corner lot placement affords visibility along both street frontages. The overall impression is of a compact, carefully composed Colonial Revival cottage whose arched entrance gable and symmetrical detailing suggest either catalog house origins or a local builder working from similar pattern-book sources.

History of the Resource

Provide information on previous owners, land use, 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, Floyd & Carrie Evans and family were living at 804 Cooke St., and Floyd was employed as a Buffer for Lamp Plant.¹ In 1931, Harold A. Mills owned and paid taxes on 28478 Cooke St.² In 1939, Samuel & Albertine Maigrat and family were living at 28478 Cooke St.³ In 1940, Angelo & Anastasia Lalos and family were living at 28478 Cooke St., and Angelo was employed as a cook for a restaurant.⁴ In 1942, Marie Mills was paying taxes on 28478 Cooke St.⁵ In 1950, Rollin & Geraldine Stevens and sons resided at 28478 Cooke; and Rollin worked as an expeditor for an Auto Parts Manufacturer.⁶ In 1959, R.M. Stevens resided at 28478 Cooke Street.⁷

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1928 — the year Ford's Village Industries program formally began in Flat Rock — this Colonial Revival cottage represents residential construction occurring simultaneously with the community's industrial transformation. The modest yet well-designed dwelling would have been appropriate housing for skilled workers, craftsmen, or supervisors associated with the new Village Industries operations. The corner lot placement indicates a desirable residential site, and the breezeway-connected garage documents either original or early site planning that provided sheltered passage between house and garage, a feature popular in 1920s–1930s residential design and catalog house plans.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 10B, dwelling 212, family 227, for Floyd & Carrie Evans and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-D2?cat=1036363&i=457&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 458 of 1148; United States. National Archives and Records Administration.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," paginated, arranged by subdivision; pg. 101, entry for Harold A Mills; 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 10B, dwelling 35, for Angelo & Anastasia Lalos and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71L?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 24 of 1034; United States. National Archives and Records Administration.

⁵ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942," volume 2 of 3, paginated, arranged by subdivision; pg. 348, entry for Marie Mills; original records held by Brownstown Township Historical Society.

⁶ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 6, dwelling 50, for Rollin & Geraldine Stevens and sons; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

⁷ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Cooke Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Criterion C — Architecture: The symmetrical facade with distinctive arched front gable supported by classical columns or pilasters creates a formal portico effect characteristic of Colonial Revival design. Balanced fenestration with black decorative shutters flanking the central entrance reinforces the style's emphasis on formality and order. The form, arched gable, classical details, and breezeway-garage ensemble are highly consistent with catalog house designs from Sears, Aladdin, or similar companies at the height of mail-order house popularity — though confirmation would require documentary evidence such as original plans, lumber stamps, or hardware markings.

Integrity Assessment: The property retains integrity in six of seven aspects. The side-gabled roof with arched front gable projection, classical columns framing the entrance, symmetrical facade composition, window openings, breezeway-garage connection, and overall Colonial Revival massing remain intact. Materials integrity is diminished by white aluminum siding and replacement windows, though the concrete block foundation, roof structure, arched gable detailing, and classical entrance framing survive from original 1928 construction. A large wooden accessibility ramp spans the front facade — a contemporary adaptation for continued residential use that does not alter the building's historic form. Location, design, workmanship, setting, feeling, and association remain strong within the late 1920s residential 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_094_03_0162_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28614 Division Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0197_000 Lot 197 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095818	Long: -83.289378			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1939
Architectural Style	Moderne/Art Deco
Building Form	One-story commercial/civic building
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Brick masonry with painted concrete block
Foundation Materials	Poured concrete
Window Materials	Steel casement/Replacement aluminum
Window Type	Ribbon windows, casement
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1939-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	American Legion Hall			
Current/Common Name	American Legion Post			
Historic/Original Owner	American Legion Post			
Historic Building Use	Veterans' organization hall/Community meeting space			
Current Building Use	Veterans' organization hall/Community meeting space			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The American Legion Hall at 28614 Division St. is a one-story civic building constructed in 1939 that exemplifies the Moderne architectural style popular during the late 1930s and early 1940s. The building represents the community infrastructure development that occurred during Flat Rock's industrial growth period, when Henry Ford's Village Industries and the Detroit, Toledo and Ironton railroad had established the community as a significant manufacturing center requiring civic and social institutions to serve its growing population.

The building exhibits the clean, horizontal lines and geometric forms characteristic of the Moderne style, with a flat roof concealed behind a low parapet wall. The primary facade presents a striking composition of contrasting materials, with warm red brick masonry forming the central portion of the facade while painted concrete block or stucco creates visual interest through material variation. This two-tone treatment reflects the Moderne movement's emphasis on material contrast and geometric simplicity.

The facade is organized around a central entrance bay that projects slightly forward from the main wall plane, creating subtle depth and visual hierarchy. The entrance appears to feature period-appropriate detailing, with the door opening flanked by what appears to be original or sympathetic replacement glazing. The building's fenestration pattern demonstrates the Moderne preference for horizontal ribbon windows, which provide natural light to the interior spaces while maintaining the building's streamlined aesthetic.

The red brick masonry displays excellent craftsmanship in its uniform coursing and clean pointing, indicating quality construction methods appropriate to a civic building intended for long-term community use. The painted concrete block sections appear to be in good condition, suggesting ongoing maintenance has preserved the building's architectural integrity. The flat roof with parapet represents a departure from the traditional gabled forms common in earlier Flat Rock architecture, marking this building as a product of more contemporary architectural thinking.

The building's siting on Division Street places it within easy walking distance of the Ford Village Industries complex and the residential neighborhoods that developed to house industrial workers and their families. This strategic location reflects the American Legion's role as a community institution serving veterans who had returned to civilian life in this industrial community, many of whom likely found employment in Ford's operations or with the railroad.

The structure's modest scale and practical design embody the values of civic architecture during the New Deal era, when community buildings were expected to serve multiple functions while demonstrating modern design principles and efficient use of materials. The building's architectural character suggests it may have been designed to accommodate not only American Legion activities but also broader community functions such as public meetings, social events, and civic gatherings.

The building's construction in 1939 places it at the end of the Great Depression and on the eve of American entry into World War II, making it a significant marker of the community's confidence in its future and its commitment to supporting veterans of earlier conflicts while preparing to serve those who would return from the coming global conflict.

History of the Resource

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

In 1939, lots 3 and 4 of Block 6 in the Village of Flat Rock were registered to the American Legion and listed as EXEMPT for tax purposes in the Brownstown Township Tax Rolls for 1939.¹ The building is still in use [as of 2025] as an American Legion Hall.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1940, the American Legion Hall represents the civic and institutional infrastructure that developed as Flat Rock matured from a recently established industrial village into a stable community with specialized social organizations. The investment in a purpose-built veterans' hall demonstrates the population growth, economic confidence, and community permanence generated by Ford's Lamp Plant operations, then nearly two decades established. The hall provided dedicated space for veterans' organizations while serving broader community functions — critical social cohesion in a community where many residents had migrated from other areas for industrial employment, including workers brought up from Napoleon, Ohio by the Detroit, Toledo and Ironton railroad. The Division Street location placed the hall within walking distance of both industrial facilities and residential neighborhoods, consistent with the compact, walkable community pattern Ford's Village Industries fostered.

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand paginated, arranged by subdivision; pg. 156, entry for American Legion; original records held by Brownstown Township Historical Society.

Criterion C — Architecture: The building's Moderne styling — horizontal massing, flat roof with parapet, geometric forms, and contrasting red brick masonry with painted concrete block — represents a significant departure from the vernacular and traditional residential styles that dominate the district. The design documents the community's embrace of contemporary architectural expression for civic buildings during the late Depression era.

Integrity Assessment: The property retains strong integrity across all seven aspects. The Moderne form, flat roof with parapet, horizontal massing, material contrasts, and fenestration patterns remain intact. Original red brick masonry and painted concrete block survive in good condition, demonstrating exceptional materials preservation. Skilled brickwork and precise geometric detailing reflect Depression-era civic construction quality. The Division Street setting and continued use as an American Legion Hall preserve location, setting, feeling, and association — the building's unbroken functional continuity with its original purpose is notable within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0197_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28726 Division Street [527 Division/Erie St]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0221_300 Lot 221 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094214	Long: -83.2883924	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	About 1876
Architectural Style	Gable front Vernacular
Building Form	2 story L-Shape
Roof Form	Front Gable with wing
Roof Materials	Standing Seam Metal
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Stone/Concrete Block
Window Materials	Vinyl Replacement
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning & Development; Health/Medicine; Social History; Architecture; Government			
Period(s) of Significance	1876-1975 (Predates district period, associated with early community development and multiple significant owners/uses)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	28726 Division			
Historic/Original Owner	Chapin Family /Dr. Robert Turner			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Builder/Contractor	unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1876 gable-front vernacular house at 28726 Division Street represents one of the earliest surviving residential structures in Flat Rock, predating the district's period of significance by 44 years and demonstrating the community's 19th-century development. Originally built for Dr. Robert Turner in 1876, this two-story dwelling with front-facing gable and side wing exemplifies the vernacular residential architecture of the 1870s that incorporated elements from popular styles of the period including Greek Revival and Italianate influences.

The building exhibits a prominent front-facing gable that rises through two full stories, creating a vertical emphasis characteristic of gable-front houses popular during the mid-to-late 19th century. The gable-front form was widely used throughout the Midwest during this period as it provided economical construction while creating an imposing street presence on narrow urban lots. The roof is covered with standing seam metal roofing, which may represent either original material (metal roofs were common in the 1870s) or an early replacement that has been in place for many decades. The standing seam metal roof provides excellent durability and weather protection and represents appropriate roofing technology for 19th-century buildings.

The main two-story gable-front block is complemented by a one-story side wing that extends to the right, creating an L-shaped plan typical of 19th-century residential expansion. This side wing may be original to the 1876 construction or represent an early addition, but it appears integral to the building's historic character and has been present for many decades. The combination of two-story main block and one-story wing was a common configuration in 1870s residential architecture, providing both vertical presence on the street and practical single-story living spaces in the wing.

The exterior walls are currently clad in light grey or blue vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential 1870s form and proportions. The uniform siding application presents a well-maintained appearance appropriate to the building's current commercial office use.

The fenestration includes vinyl replacement windows in double-hung configurations. The windows on the second floor of the front gable appear to be multi-light or divided light units (possibly 6-over-6 or similar), while the first floor features larger window openings. The window arrangements and proportions appear to maintain the original openings from the 1876 construction, preserving the fenestration pattern that defines the building's 19th-century character. The retention of original window openings, even with replacement sash, allows the building to maintain its 1870s proportions and architectural rhythm.

The front entrance is accessed by a modern accessibility ramp with white railings that extends across much of the front façade. This ramp represents adaptation to the building's current commercial office use (Schroeder's Tax Office) and ensures accessibility compliance for business operations. The ramp, while a contemporary addition, demonstrates the building's successful adaptive reuse and continued functional relevance nearly 150 years after original construction. Behind the ramp, the entrance door features a fanlight or arched transom window above, a detail that suggests Greek Revival or Italianate influence common in 1870s residential design.

The foundation is constructed of stone or concrete block, typical of substantial 19th-century residential construction. The foundation demonstrates the solid, permanent construction intended for this physician's residence and has supported the building through nearly 150 years of continuous use.

A notable feature visible in the photograph is the row of mature evergreen trees (likely arborvitae) that line the front of the property, providing landscaping and visual screening appropriate to the building's current commercial office function. These mature plantings contribute to the established character of this prominent Division Street property.

The building's prominent corner location on Division Street (a main thoroughfare through Flat Rock) reflects its original status as a significant residence for Dr. Robert Turner, one of the community's leading citizens during the 1870s-1890s. The corner lot placement provided visibility and indicated the property's importance in the 19th-century village fabric.

The property's continued active use, first as residences for various families (1876-1953), then briefly as Brownstown Township Offices (1953), and currently as Schroeder's Tax Office, demonstrates remarkable adaptability and functional longevity. The building has successfully transitioned from 19th-century physician's residence to 20th-century family homes to mid-20th century government offices to 21st-century commercial office use, showing the flexibility of well-built 19th-century residential architecture to serve changing community needs.

Character-defining features include the two-story gable-front form with front-facing gable, the one-story side wing creating L-shaped plan, the standing seam metal roof, the stone/concrete block foundation, the window openings preserving 1870s proportions and arrangements, the fanlight or arched transom above entrance, the prominent corner lot location on Division Street, and the overall 1870s gable-front vernacular character that remains legible despite material alterations and adaptive reuse.

History of the Resource

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

On 14 February 1876, Dr. Robert Turner purchased lot 4 of block 7 [historical 13] in the Village of Flat Rock from Louisa Chapin.¹ Dr. Robert Turner owned the residence on lot 4 of block 7 in the Village of Flat Rock from 1876 to 1895.² In 1897, Clinton D. Peters was living in the residence on lot 4, block 7, in the Village of Flat Rock.³ In 1925, Clara Rumsey owned lot 3 & 4 of block 7 in the Village of Flat Rock, including the residence 527 Division.⁴ In 1930, L'Near & Clara Rumsey were living at [28726] Division St., and were retired.⁵ In 1939, Emerson & Carrie Hammond and Family were living at 28726 Division.⁶ In 1940, Emmerson & Carrie Hammond and family were living at 28726 Division St., and Emmerson was employed as a car repairman for the steam railroad.⁷ In 1950, Earl & Ella Hale resided at 28726 Division; and Earl worked as the Shipping Manager for an Auto Parts Manufacturer.⁸ In 1953, the Brownstown Township Offices were located at 28726 Division St.⁹ Currently the building is office space for Alton Schroeder Tax Services.

Statement of Significance/Recommendation of Eligibility

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

Recommendation: CONTRIBUTING / INDIVIDUALLY ELIGIBLE

This property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A for Community Planning and Development, Criterion B for association with Dr. Robert Turner, and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built in 1876, this is one of the oldest surviving structures in Flat Rock, predating the district's period of significance by forty-four years and Ford's Village Industries program by over half a century. Exceptional chain of title documentation traces the property from Dr. Robert Turner's 1876 purchase of Lot 4, Block 7 from Louisa Chapin (Wayne County Vol. 188:51) through Clara Rumsey's ownership in the 1920s–1930s, the Hammond family's occupancy in the late 1930s–1940s (Emmerson Hammond worked as a car repairman for the steam railroad), Earl Hale's residence in 1950 (shipping manager for an auto parts manufacturer), use as Brownstown Township Offices by 1953, and current commercial use as Schroeder's Tax Office. This continuous functional evolution — from physician's residence to family housing for industrial-era workers to governmental offices to commercial use — documents Flat Rock's entire trajectory from nineteenth-century agricultural village through Village Industries transformation to mid-twentieth-century suburban community.

Criterion B — Association with Dr. Robert Turner: Dr. Turner purchased the lot and built this residence in 1876, maintaining ownership through 1895 as documented in Brownstown Township Tax Rolls. As a physician serving Flat Rock and surrounding areas during a critical period of village development, Turner represented the professional class that provided essential services and community leadership in small-town Michigan. The substantial two-story residence reflects his economic standing and social prominence.

Criterion C — Architecture: The two-story gable-front form with side wing represents one of the most popular mid-to-late nineteenth-century residential types throughout the Midwest, providing imposing street presence on its prominent corner

¹ Wayne County, Michigan, "Deed records v. 187-188 1874-1882," Vol. 188:51 for Chapin to Turner; **imaged**, FamilySearch

(<https://www.familysearch.org/ark:/61903/3:1:3Q9M-C37F-VST4-P?cat=koha%3A244568&i=367&lang=en> : accessed 21 Oct 2025), FHL Film # 008580866, image 368 of 584.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1885-1895," unpaginated, arranged alphabetically; entries for Robert Turner; original records held by Brownstown Township Historical Society. *Note: Some volumes have been lost to time, we can only report on the volumes we can access.*

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1897," unpaginated, arranged alphabetically; entry for Clinton D. Peters; originals held by Brownstown Township Historical Society.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically; pg. 60 entry for Clara Rumsey; 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 6B, dwelling 130, family 149, for L'Near & Clara Rumsey; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 450 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 12A, dwelling 226, for Emmerson & Carrie Hammond and family; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW98?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

⁸ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 120, for Earl & Ella Hale; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 13 of 58; United States. National Archives and Records Administration.

⁹ Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

lot. A fanlight or arched transom above the entrance demonstrates Greek Revival or Italianate detailing popular during the 1870s. The standing seam metal roof represents appropriate nineteenth-century roofing technology. As one of Flat Rock's oldest surviving buildings, the property provides irreplaceable physical evidence of 1870s residential architecture and construction practices.

History of the Resource: Dr. Robert Turner purchased Lot 4 of Block 7 from Louisa Chapin on February 14, 1876 and constructed this residence, owning it through 1895. By 1925, Clara Rumsey owned Lots 3 and 4 including the residence at 527 Division. The 1930 Census records L'Near and Clara Rumsey, retired, at 28726 Division. The 1939 Flat Rock Residential Directory and 1940 Census document Emerson and Carrie Hammond and family in residence, with Emmerson employed as a car repairman for the steam railroad. By 1950, Earl and Ella Hale occupied the property, Earl working as a shipping manager for an auto parts manufacturer. The November 1953 Michigan Bell Telephone Directory lists Brownstown Township Offices at this address, documenting the building's transition from residential to governmental use. The property currently serves as Schroeder's Tax Office, maintaining nearly 150 years of continuous functional use.

Integrity Assessment: The property retains integrity in six of seven aspects. The two-story gable-front form with side wing, L-shaped plan, window openings, roof configuration, and overall massing remain intact and immediately legible as an 1870s physician's residence. The standing seam metal roof — possibly original or very early — represents appropriate nineteenth-century roofing technology, and the stone/concrete block foundation survives from original construction. Materials integrity is diminished by vinyl siding and replacement windows, though the alterations are reversible and have not compromised the building's form or historical associations. The prominent corner lot on Division Street, mature evergreen landscaping, and surrounding mixed residential-commercial character preserve the historic village setting. The exceptional documented chain of ownership from 1876 through 1953 provides extraordinary associative integrity linking the property to specific individuals, occupations, and community functions across nearly 150 years of continuous use.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0221_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28750 Division Street [511 Division St.]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0239_300 Lot 239 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.09479	Long: -83.2906507	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	ca. 1880
Architectural Style	Minimal Traditional
Building Form	One-story rectangular cottage
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over wood clapboard
Foundation Materials	Concrete block
Window Materials	Replacement vinyl
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Social History; Funerary Arts			
Period(s) of Significance	c. 1880-1975 (Predates district period, associated with village undertakers)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:		Intact ☐	Altered ☒	Siding/Windows ☐ Moved ☐ Date(s):
Current/Common Name		28750 Division St.		
Historic/Original Owner		Seneca Potter/Alfred Carter		
Historic Building Use		Single-family residence		
Current Building Use		Single-family residence		
Architect/Engineer/Designer		Unknown		

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1880 hip-roofed cottage at 28750 Division Street (historically 511 Division Street) represents one of the earliest surviving residential structures in Flat Rock, predating the district's period of significance by 40 years. Originally occupied by Seneca Potter, the Village Undertaker, and later owned and occupied by Alfred Carter, also the Village Undertaker, this modest one-story dwelling exemplifies the simple, functional vernacular residential architecture of the 1880s that housed working-class and professional residents in small-town Michigan.

The building exhibits a hip roof form—a simple, economical roof configuration popular during the late 19th century for modest residential construction. The hip roof creates a compact, efficient shelter with no gable ends requiring maintenance, making it a practical choice for small cottages. The roof is covered with tan asphalt shingles and features a prominent brick chimney rising through the roof plane, indicating the presence of a heating system and demonstrating solid construction. The hip roof form with central chimney represents typical late 19th-century vernacular cottage design that prioritized economy and functionality.

The one-story cottage form reflects the modest housing typical of working-class and small-business proprietors in 1880s village settings. While Seneca Potter and Alfred Carter both held the respected position of Village Undertaker, their modest cottage demonstrates that even professionals in small towns often lived in relatively simple dwellings, particularly in the late 19th century when elaborate housing was limited to the wealthiest citizens.

The exterior walls are currently clad in cream or tan vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential 1880s form and proportions. The uniform siding application presents a well-maintained appearance appropriate to continued residential use.

The fenestration includes aluminum replacement windows in double-hung configurations. The front façade visible in the photograph features a symmetrical or near-symmetrical window arrangement with windows distributed to provide natural light to interior living spaces. While the aluminum windows represent replacements of original wood units, they appear to maintain the original window opening sizes and locations that define the cottage's simple, functional character.

The front entrance is accessed by a white-painted wood deck and stairs with railings, providing modern accessible entry. The deck represents a contemporary addition ensuring safe access while maintaining the building's residential function. The entrance arrangement is modest and functional, reflecting the straightforward approach of 1880s working-class residential construction.

The foundation is constructed of concrete block, which may represent an early 20th-century replacement of the original foundation or may indicate the original 1880 construction used concrete block (which was available by the 1880s). The foundation appears solid and has supported the building through nearly 145 years of continuous residential use.

The property sits on a simple lot with a maintained lawn and mature trees that provide shade and established character. The large tree visible prominently in the front yard contributes to the property's mature residential setting and may date from the early decades of the property's history. The straightforward site treatment reflects the modest, practical character of late 19th-century working-class residential development.

The property's location on Division Street, a main thoroughfare through Flat Rock, reflects its original function as both a residence and business location for the village undertakers. Undertakers in 19th and early 20th-century small towns often operated their businesses from their residences, and the Division Street location would have provided visibility and accessibility for this essential community service.

The cottage's modest scale and simple hip-roofed form are characteristic of vernacular residential construction during the 1880s throughout small-town Michigan. This building type prioritized economical construction, functional layouts, and ease of maintenance—practical considerations for working families and small business proprietors. The survival of this simple cottage is significant as such modest structures are increasingly rare, with many having been demolished or substantially altered beyond recognition.

Character-defining features include the hip roof form with central brick chimney, the one-story cottage massing reflecting 1880s modest residential scale, the simple rectangular plan typical of vernacular cottage construction, the concrete block foundation, the symmetrical or near-symmetrical window arrangement, the location on Division Street, and the overall late 19th-century hip-roofed cottage character that remains legible despite material alterations.

History of the Resource

Provide information on previous owners, land use, 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 1880, Seneca Potter owned lot 5, block 7, in the Village of Flat Rock and was living in the residence on Division St.¹ Seneca Potter, the Village Undertaker, died on 15 Nov 1894 in Flat Rock, Michigan.² In 1897, Carter is the owner of lot 5, block 7; and in 1900, Alfred & Rachel Carter lived in 511 Division St, and Alfred's occupation was the Village Undertaker.³ In 1929, Alfred Carter and family were living at 511 Division.⁴ In 1930, Alfred & Rachel Carter were living at 511 Division St.⁵ In 1939, Bert & Maude Neese and family were living at 28750 Division.⁶ In 1940, Ella Ziegler was living at 28750 Division St.⁷ In 1950, Drexal & Beryl Standly and family resided at 28750 Division; and Drexal worked as a Salesman for Windows Retail.⁸ In 1955, Vernon Shelt lived at 28750 Division St.⁹ In 1971, Willie Hickey resided at 28750 Division St.¹⁰

Statement of Significance/Recommendation of Eligibility

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

This c. 1880 property is recommended as **Contributing to the Flat Rock Historical District** and is **Individually Eligible for the National Register** under **Criterion A for Community Planning and Development** and **Criterion B for association with Seneca Potter and Alfred Carter**, both Village Undertakers. The property represents one of the earliest surviving structures in Flat Rock, predating the district's 1920 start date by 40 years, and demonstrates exceptional historical significance through its association with two successive village undertakers and its documented chain of occupancy spanning from 1880 to 1971.

Criterion A - Community Planning and Development: Built around 1880, this property represents Flat Rock's earliest period of development as an incorporated village and demonstrates the community's late 19th-century residential character that predated Ford's Village Industries by nearly 50 years. The documented chain of occupancy from 1880 through 1971 provides exceptional evidence of the community's evolution through multiple significant periods: the late 19th-century village development (1880-1900), the early 20th-century pre-Village Industries period (1900-1928), the Village Industries era (1928-1947), and the post-war period (1947-1975). The property's continuous residential use from c. 1880 to at least 1971, spanning over 90 documented years, provides remarkable evidence of Flat Rock's residential stability and the role of modest working-class housing in sustaining the community across multiple development eras. The successive occupancy by families with varied occupations—undertakers (Potter and Carter), salesmen (Standly), and other working families—demonstrates the property's service to diverse members of the community throughout nearly a century.

Criterion B - Association with Seneca Potter and Alfred Carter (Village Undertakers): The property is directly associated with two successive Village Undertakers who served Flat Rock's community during critical periods of late 19th and early 20th-century development. Seneca Potter, documented as living in this residence on lot 5, block 7 in 1880, served as Village Undertaker until his death on November 15, 1894. Alfred Carter, who by 1900 owned lot 5, block 7 and lived at 511 Division Street, succeeded Potter as Village Undertaker and continued in this profession through at least 1930. The fact that two

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1880-1894," unpaginated, arranged alphabetically; entry for Seneca Potter; originals held by Brownstown Township Historical Society. *Note: This is not a complete set, there are a few volumes missing (mostly during the 1870s), many of these original volumes have been digitized by the joint efforts of the Brownstown and Flat Rock Historical Societies.*

² "Michigan, Deaths, 1867-1897", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:N3K4-Z8F> : accessed 21 Oct 2025) entry for Seneca S. Potter, 15 Nov 1894.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1897," unpaginated, arranged alphabetically; entry for Alfred Carter; originals held by Brownstown Township Historical Society; **ALSO**, "United States, Census, 1900", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M914-21F> : accessed 21 Oct 2025), entry for Alfred & Rachel Carter, 1900.

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, 227 (stamped), enumeration district (ED) 82-880, sheet 11A, dwelling 221, family 245, for Alfred & Rachel Carter; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-V2?cat=1036363&i=458&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 459 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 12A, for Ella Ziegler; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW98?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 27 of 1034; United States. National Archives and Records Administration.

⁸ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 121, for Drexal & Beryl Standly and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 13 of 58; United States. National Archives and Records Administration.

⁹ Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston, Rockwood, Romulus, Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

¹⁰ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 52, for Division St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

successive village undertakers occupied this same property for a combined period of approximately 50 years (1880-1930) is highly significant and demonstrates the property's importance to this essential community service.

Undertakers held important positions in 19th and early 20th-century small-town society, providing essential services during times of family loss and community mourning. They were respected businessmen who maintained facilities for preparing deceased community members for burial and often provided funeral services. The association of this property with both Potter and Carter represents its role as the base for Flat Rock's funerary services during a critical 50-year period when the village was establishing its institutions and services. The undertaking profession required trust, respectability, and community standing, and the long tenure of two successive undertakers at this location demonstrates the property's significance to this essential aspect of community life.

Documented History - Exceptional Research: The property benefits from exceptional historical documentation spanning from 1880 to 1971. This exceptional 91-year documentation span demonstrates continuous residential use and provides names and occupations of residents, offering remarkable insight into how one modest cottage served different families throughout Flat Rock's evolution from 19th-century village through Village Industries era to mid-20th century suburban community.

Undertaking Business Significance: The association with two successive village undertakers (Seneca Potter 1880-1894; Alfred Carter 1900-1930s) is particularly significant for understanding small-town community services during the late 19th and early 20th centuries. Undertakers often operated their businesses from their residences, and this Division Street location would have served as both the undertakers' home and potentially as the location where bodies were prepared for burial and funeral services were coordinated. The fact that Alfred Carter succeeded Seneca Potter in both the undertaking profession and apparently in occupying this same property suggests this location had become established as the village undertaker's residence and business location—a kind of informal institutional continuity important to community services.

Pre-District Significance: While built 40 years before the district's 1920 period of significance begins, this property possesses exceptional individual significance that warrants inclusion as a contributing resource. The property provides essential context for understanding Flat Rock's development before the Village Industries era and demonstrates that the community had established residential development, professional services (undertaking), and stable working-class housing long before Ford's involvement. The property establishes continuity from the 1880s through the entire 20th century and shows how early residential structures continued to serve the community through all subsequent development periods.

Social History: The documented succession of residents from 1880 to 1971 provides exceptional evidence of social history and working-class housing patterns. The property housed undertakers (Potter, Carter), working families (Neese, Ziegler, Hickey), a retail salesman (Standly), and others, demonstrating the role of modest cottages in providing stable, affordable housing to diverse community members across nine decades. This social history documentation is rare and invaluable for understanding how ordinary working families lived and moved through small-town Michigan communities.

Period of Significance: The property's period of significance extends from c. 1880 (construction/occupation by Potter) through 1975 (end of district period). The building witnessed and participated in Flat Rock's entire evolution from 1880s village through Village Industries era to mid-20th century suburban community. The exceptional documentation from 1880 to 1971 provides evidence of significance throughout this extended 91-year period.

Integrity Assessment: The property retains good integrity in six of seven aspects: location, design, workmanship, setting, feeling, and association. Materials integrity has been compromised through vinyl siding and window replacement, but these alterations have not obscured the property's essential 1880s cottage character, documented historical associations, or its ability to convey nearly 145 years of continuous residential use and significance.

Location: The property retains complete integrity of location, remaining on its original site (lot 5 of block 7, historically 511 Division Street, now 28750 Division Street) since c. 1880 construction. The building has never been moved and maintains its original Division Street location documented in 1880 and subsequent records.

Design: The property retains good integrity of design. The hip roof form with central chimney, one-story cottage massing, simple rectangular plan, window openings and arrangements, and overall cottage configuration remain intact and clearly communicate the c. 1880 construction date. The design integrity allows the property to be recognized as a late 19th-century modest cottage despite surface material changes.

Materials: The property has diminished integrity of materials due to vinyl siding and window replacement. However, the brick chimney and foundation remain from original or very early construction. The building's structural frame, hip roof structure, and overall envelope remain from c. 1880. The material alterations, while unfortunate, are reversible and have not compromised the building's form or documented historical associations.

Workmanship: The property retains good integrity of workmanship visible in the hip roof construction, brick chimney masonry, simple cottage framing, and overall structural quality that has allowed the building to serve continuously for nearly 145 years. The solid construction appropriate to a late 19th-century cottage remains evident in the building's form and longevity despite modest scale.

Setting: The property retains good integrity of setting, maintaining its location on Division Street within Flat Rock's historic village area. The mature tree, simple lawn, and relationship to the street preserve the property's established residential character. The surrounding area retains mixed residential character consistent with historic village development patterns.

Feeling: The property retains good integrity of feeling as an 1880s modest cottage. The hip roof form, one-story cottage scale, simple massing, and overall character successfully evoke the sense of late 19th-century working-class residential architecture. The property continues to convey the character of modest, functional housing from the 1880s period that served working families and small business proprietors.

Association: The property retains exceptional integrity of association with Seneca Potter (1880-1894), Alfred Carter (1900-1930s), and subsequent documented residents through 1971. The documented chain of occupancy provides extraordinary evidence of direct associations with specific individuals spanning 91 years. The association with two successive village undertakers for approximately 50 years is particularly significant and remains evident through historical documentation even though the undertaking business no longer operates from this location.

Summary of Integrity: Despite material alterations affecting one aspect of integrity, the retention of form, design, documented historical associations, and continuous residential use in six of seven aspects allows the property to effectively convey its exceptional significance as one of Flat Rock's oldest cottages with remarkable documentation spanning 1880 to 1971 and association with two successive village undertakers serving a critical community function.

Individual Eligibility: The property qualifies for individual National Register listing due to its exceptional age (c. 1880 - among oldest in community), documented association with two successive Village Undertakers (Seneca Potter and Alfred Carter) serving the community for approximately 50 years, remarkable chain of documented occupancy from 1880-1971, architectural representation of 1880s hip-roofed cottage vernacular design, and significance to understanding funerary services and working-class housing in late 19th and early 20th-century small-town Michigan.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0239_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26068 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0243_003 Lot 243 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093904		Long: -83.2898344		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	c. 1980s
Architectural Style	Contemporary Commercial
Building Form	One-story commercial building
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Concrete masonry unit (CMU) with stucco finish
Foundation Materials	Concrete slab
Window Materials	Aluminum
Window Type	Fixed and awning windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	N/A (Non-contributing)			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26068 E. Huron River Drive			
Historic/Original Owner	Unknown			
Historic Building Use	Commercial restaurant			
Current Building Use	Commercial restaurant (tacos)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The commercial building at 26068 E. Huron River Drive is a one-story contemporary structure constructed during the 1980s, placing it well outside the Flat Rock Historical District's Period of Significance (1922-1972). The building represents late 20th-century commercial development patterns that occurred along the E. Huron River Drive corridor following the district's historically significant development period.

The structure exhibits typical characteristics of 1980s commercial architecture, featuring a rectangular plan with a flat roof concealed behind a low parapet wall. The building's massing reflects the practical, cost-effective design approaches common to strip commercial development during this period, emphasizing functional efficiency over architectural distinction. The one-story height and straightforward geometry demonstrate the standardized building forms that became prevalent in suburban commercial construction during the late 20th century.

The exterior walls are constructed of concrete masonry units (CMU) with a stucco finish, materials and techniques that represent the industrial building methods common to commercial construction during the 1980s. This construction approach differs significantly from the masonry, wood frame, and other traditional building techniques that characterize the historic commercial buildings within the district's Period of Significance. The stucco finish provides a smooth, uniform surface that reflects contemporary aesthetic preferences rather than the textured masonry and detailed craftsmanship typical of earlier commercial buildings in Flat Rock.

The building's fenestration consists of aluminum-framed windows in fixed and awning configurations, providing natural light to the interior dining and service areas while maintaining the building's contemporary character. The window materials and configurations represent standard commercial glazing systems from the 1980s period and contrast with the multi-light wood and steel windows that characterize the district's contributing commercial buildings.

The structure currently houses a taco restaurant, continuing its original commercial function while serving the contemporary dining preferences of the Flat Rock community. The building's design accommodates modern restaurant operations with appropriate kitchen facilities, dining areas, and customer access, though these functional requirements are addressed through contemporary building systems and layouts rather than the adaptive use of historic commercial spaces.

The building's location on E. Huron River Drive places it within the historic commercial corridor that developed during Flat Rock's industrial growth period, though the structure itself represents a much later phase of commercial development that occurred after the community's historically significant transformation under Henry Ford's influence had been completed.

History of the Resource

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

The building at 26068 E. Huron River Drive was built less than fifty years ago and thus is classified as a non-contributing resource for the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as Non-Contributing to the Flat Rock Historical District. Built c. 1980s, the commercial building postdates the district's period of significance (1920–1975) by approximately one decade.

The one-story contemporary commercial structure features CMU and stucco construction, aluminum windows, and a flat roof with parapet — building technologies and aesthetic approaches representing late twentieth-century development patterns unrelated to the district's significant themes. The modest scale and continued commercial use maintain general compatibility with the E. Huron River Drive corridor, but the building cannot convey association with Village Industries—era community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0243_003; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26080 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0243_002 Lot 243 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094099		Long: -83.290121		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1955	
Architectural Style	Mid-Century Modern Commercial/Ranch	
Building Form	One-story commercial building	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete slab	
Window Materials	Aluminum replacement	
Window Type	Fixed picture windows with aluminum frames	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage/Shed (detached)	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Commerce			
Period(s) of Significance	1955-1972 Late period			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26080 E. Huron River Drive			
Historic/Original Owner	Methodist Episcopal Church / Dr. Thomas W. Gabriel, DDS			
Historic Building Use	Dentist/professional office space			
Current Building Use	Beauty salon/Multi-tenant professional offices			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The commercial building at 26080 E. Huron River Drive is a one-story Mid-Century Modern structure constructed in 1955 during the postwar commercial development period that followed Flat Rock's industrial transformation under Henry Ford's Village Industries program. The building represents the small-scale commercial and professional office development that emerged to serve the established industrial community during the 1950s, when Flat Rock had matured into a stable manufacturing center with a growing population requiring diverse commercial and professional services.

The structure exhibits characteristic features of 1950s commercial architecture, combining elements of Mid-Century Modern design with the practical requirements of small-scale professional and retail uses. The building's red brick masonry construction demonstrates quality materials and craftsmanship appropriate to permanent commercial development, reflecting the confidence in Flat Rock's continued economic growth and stability during the postwar period. The uniform brick coursing and clean lines embody the simplified aesthetic preferences that emerged during the 1950s, when architectural design emphasized functional efficiency and material honesty over decorative elaboration.

The building's side-gabled roof form, covered with asphalt shingles, creates a residential scale that was appropriate for the mixed commercial and residential character of the E. Huron River Drive corridor during this period. The roof form also reflects the influence of Ranch and Contemporary residential styles on commercial architecture during the 1950s, when designers sought to create commercial buildings that would harmonize with the suburban residential developments expanding throughout American communities.

The facade organization demonstrates the practical design approach typical of 1950s small commercial buildings, with large picture windows providing abundant natural light for interior spaces while creating visual connection between the building's commercial functions and the street. The aluminum-framed windows, while likely replacements, maintain the horizontal emphasis and generous glazing characteristic of Mid-Century Modern commercial design. The window configuration suggests the building's adaptation to multiple tenant uses, with individual window units potentially corresponding to separate professional or retail spaces within the structure.

The building's entrance design features white trim and columns that create a welcoming appearance appropriate for professional services and retail uses. The use of contrasting white trim against the red brick masonry reflects standard color schemes and material combinations popular during the 1950s, when architects and builders sought to create visually appealing commercial buildings that would attract customers and tenants.

The structure's location on E. Huron River Drive places it within the historic commercial corridor that developed to serve Flat Rock's industrial workforce and their families. The building's scale and character reflect the community's evolution from Henry Ford's original Village Industries concept toward a more diversified local economy that included professional services, retail establishments, and specialized businesses serving both local residents and the broader regional market.

The building's current use as a beauty salon and multi-tenant office space continues its original function as a small commercial building serving the community's professional and personal service needs. This continuity of use demonstrates the building's successful adaptation to changing business requirements while maintaining its essential character as a neighborhood commercial facility.

History of the Resource

Provide information on previous owners, land use, 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 Board of Trustees of the First Methodist Church of Flat Rock, Michigan, recorded Minutes of Meeting on January 11, 1948, recorded May 17, 1948 (Liber 9267, Page 145), pertaining to Lot 243; the minutes unanimously carried that said property shall not be sold for less than \$7,000.¹

Charles Lautenschlager, Richard Demerest, James E. Mote, Frank Brown, Robert H. Proud, Julius Neifert, Bert Neese, and J. Frank Morford, as Trustees of the First Methodist Episcopal Church of Flat Rock, conveyed Lot 243 to George J. Ruff and Viola K. Ruff, his wife, as an estate by the entirety, by Warranty Deed for love, good, and valuable consideration on May 10, 1948, recorded May 17, 1948 (Liber 9267, Page 151).²

George J. Ruff and Viola K., his wife, conveyed the westerly 30 feet of Lot 243 to John Riley and Marian Joyce, his wife, by Warranty Deed for love on September 17, 1955, recorded September 20, 1955 (Liber 12745, Page 209).³

John Riley and Marian Joyce, his wife, conveyed the westerly 30 feet of Lot 243 to Sadie Mulias and Isadore Mulias, a married man, as joint tenants to an undivided one-half interest with full rights of survivorship and not as tenants in common, and also Stanley J. Ellias, married man, and Howard Ellias, single man, as joint tenants with full rights of survivorship and not as tenants in common as to an undivided one-half interest, by Warranty Deed for \$13,800 on September 22, 1972, recorded January 24, 1973 (Liber 18320, Page 30).⁴

In 1957, Dr. Thomas W. Gabriel, DDS, was practicing dentistry at 26080 E. Huron River Drive.⁵ In 1961-71, Dr. George H. Campau, DDS, was practicing dentistry at 26080 E. Huron River Drive.⁶

The Building at 26080 E. Huron River Drive is currently a Beauty Salon.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development / Commerce: Built in 1955, this multi-tenant commercial building represents the postwar diversification of Flat Rock's commercial base along the E. Huron River Drive corridor. By the mid-1950s, the community's established industrial foundation — rooted in the Ford Lamp Plant and supporting transportation infrastructure — generated sufficient population and economic stability to support specialized local businesses and professional services. The building's design as a multi-tenant facility reflects the entrepreneurial patterns of the era, accommodating diverse small enterprises serving the daily needs of industrial workers and their families.

Criterion C — Architecture: The red brick commercial building with side-gabled roof, horizontal window emphasis, and organized facade composition represents Mid-Century Modern commercial design adapted to small-town scale — the type of modest, locally-oriented commercial architecture that characterized successful industrial communities during the 1950s.

Integrity Assessment: The property retains strong integrity across all seven aspects. Original red brick masonry survives in good condition, and the side-gabled roof form, facade organization, horizontal window emphasis, and overall proportions remain intact. Aluminum windows, whether original or compatible replacements, are consistent with the Mid-Century Modern character. The E. Huron River Drive commercial corridor setting and continued multi-tenant commercial use preserve location, setting, feeling, and association — the building's unbroken functional continuity with its original commercial purpose is notable.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0243_002; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁵ Michigan Bell Telephone Company, Wyandotte Telephone Directory Followed by Flat Rock, New Boston, Rockwood and Romulus (Trenton, Mich: Michigan Bell Telephone Company, **October 1957**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

⁶ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1969-70) p. 52, for Division St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26086 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0242_000 Lot 242 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0942315	Long: -83.290175			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1932
Architectural Style	Craftsman Bungalow
Building Form	1.5 story bungalow
Roof Form	Side-gabled w/ front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick masonry w/ wood trim
Foundation Materials	Concrete
Window Materials	Replacement vinyl
Window Type	Double-hung sash, multi-light configuration
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached on alley)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Architecture; Community Planning and Development			
Period(s) of Significance	c. 1938-1975 (Late Depression/pre-WWII residential development within district)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Windows	Moved ☐ Date(s):
Current/Common Name	26086 E. Huron River Drive			
Historic/Original Owner	Ray & Lucy Lepley			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1938 Craftsman bungalow at 28086 East Huron River Drive represents late Depression-era residential development in Flat Rock during the mature phase of Ford's Village Industries program and on the eve of World War II. The property is a substantial 1.5-story dwelling with brick veneer construction, front gabled dormer, and characteristic Craftsman design elements, exemplifying the quality residential architecture built during the late 1930s when the Craftsman style remained popular even as it was transitioning toward simpler forms that would characterize the 1940s.

The building exhibits a side-gabled roof form with a prominent front gabled dormer that projects from the main roof slope, creating additional living space and natural light on the second floor. The roof is covered with dark grey or brown asphalt shingles. The front dormer contains a multi-light window and demonstrates the Craftsman emphasis on varied roof forms and architectural interest. The roof features wide overhanging eaves with exposed rafter tails visible along the main roofline—a quintessential Craftsman detail that demonstrates honest expression of structure and provides substantial weather protection while creating distinctive shadow lines.

A particularly significant feature is the brick veneer that covers the entire first floor and extends to create a solid, permanent appearance. The red-brown brick is laid in common bond and provides exceptional durability, fire resistance, and visual weight. The use of full brick veneer on a 1938 bungalow demonstrates quality construction and represents an investment in premium materials during the late Depression era when many families were building with limited resources. The brick veneer makes this property stand out from wood-sided bungalows and indicates this was built for an established family with means to invest in superior construction.

The upper floor and dormer feature wood siding (appearing white or cream) with horizontal lap siding creating a two-tone appearance that adds visual interest and is characteristic of Craftsman design where different materials were often combined to create texture and variety. The contrast between the solid brick base and lighter wood upper floor creates visual balance and emphasizes the building's horizontal lines—a key Craftsman design principle.

A distinctive feature visible in the photographs is the full-width front porch that extends across the façade, supported by substantial brick piers or columns. This generous porch is a hallmark of Craftsman residential design, emphasizing outdoor living space and creating a transition between public and private realms. The porch features white railings and creates a welcoming entrance accessed by concrete steps. The red and white striped aluminum awnings over the porch windows add a distinctive visual element and provide solar shading—these awnings may date from the mid-20th century and have become part of the property's established character.

The fenestration includes aluminum windows in both sliding and double-hung configurations. The windows on the front porch area are protected by the distinctive red and white striped aluminum awnings that coordinate with each other and create a unified aesthetic. These awnings, while later additions, demonstrate mid-20th century approaches to solar control and weather protection. The windows appear to maintain original opening sizes and arrangements despite the replacement of original wood sash with aluminum units.

The house sits on a brick or poured concrete foundation that appears substantial and demonstrates quality late 1930s construction practices. The elevated foundation with brick facing provides a solid, permanent base that has supported the building for nearly 90 years.

The property includes a detached garage accessed from the alley behind the house—a site planning approach common in areas with alley access that kept garages and automobile access separated from the front street façade. This alley-accessed garage arrangement was typical of well-planned residential neighborhoods and maintains the pedestrian-friendly character of the front streetscape along Huron River Drive.

The site features a well-maintained lawn with foundation plantings including small evergreen shrubs. A mature bare tree visible in the winter photograph provides scale and demonstrates the property's established character. The property's prominent location on East Huron River Drive, a main thoroughfare along the Huron River, indicates this was a desirable residential site during the late 1930s.

The property demonstrates excellent maintenance and care, with clean brickwork, well-maintained wood trim, coordinated awnings, and careful landscaping that preserves the Craftsman bungalow's residential character while ensuring continued livability nearly 90 years after construction.

Character-defining features include the side-gabled roof with front gabled dormer, the wide overhanging eaves with exposed rafter tails, the full brick veneer first floor creating a solid base, the wood-sided upper floor and dormer, the full-width front porch with brick piers/columns, the red and white striped aluminum awnings, the brick/poured concrete foundation, the detached alley-accessed garage, and the overall Craftsman bungalow character that remains exceptionally intact and legible.

History of the Resource

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

In 1940, Raymond & Lucy Lepley were living at 26086 E. Huron River Drive, and Raymond was employed as an electric welder for SOCONY Vacuum, the oil refinery.¹ Ray Basher Lepley registered for the draft in 1942; was employed by the SOCONY Vacuum Oil Refinery (Trenton, Michigan) and his family resided at 26086 E. Huron River Drive in Flat Rock.² In 1950, Ray & Lucy Lepley resided at 26086 E. Huron River Drive.³ Ray Lepley died on 10 Nov 1962.⁴ In 1971, Lucy Lepley was living at 26086 E. Huron River Drive.⁵ This one and a half-story, single-family brick veneer residence is situated on lot 9 of block 16 in the Village of Flat Rock and in 1941, the address was 26086 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.

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

Criterion A — Community Planning and Development: Built c. 1938, this brick Craftsman bungalow represents quality residential construction during the mature Village Industries period, when Ford's Lamp Plant operations were well established and the community supported stable residential neighborhoods. The substantial brick veneer investment indicates construction for an established family — skilled workers, supervisors, or professionals benefiting from Village Industries economic stability. The c. 1938 date places this among the last wave of significant residential development before wartime restrictions halted civilian construction. The prominent East Huron River Drive location demonstrates the desirability of riverfront sites, and the detached alley-accessed garage reflects thoughtful site planning that kept automobile circulation away from the pedestrian-friendly street facade.

Criterion C — Architecture: The property is an exceptional late example of Craftsman bungalow design, demonstrating the style's continued influence into the late 1930s even as simpler Minimal Traditional forms were emerging. Classic Craftsman principles are fully expressed: wide overhanging eaves with exposed rafter tails, full-width front porch with substantial brick piers, side-gabled roof with front dormer, and horizontal emphasis. The combination of brick veneer on the first floor with wood siding on the upper story and dormer creates the material variety characteristic of the style. As a late Craftsman example built well past the style's 1905–1925 peak, the property documents the persistence of honest construction, natural materials, and practical layouts that kept the style appealing in Midwestern communities.

Integrity Assessment: The property retains strong integrity across all seven aspects, with exceptional materials preservation. Original brick veneer survives intact on the entire first floor — one of the outstanding material survivals in the district. Wood siding on the upper floor and dormer, exposed rafter tails, brick porch piers, and brick/poured concrete foundation all remain from original construction. Windows have been replaced with aluminum units and aluminum awnings added, but the retention of brick veneer, Craftsman detailing, and overall form represents remarkable preservation for a nearly ninety-year-old bungalow. The East Huron River Drive setting, alley-accessed garage, and residential neighborhood context preserve location, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0242_000; citing records held by the City of Flat Rock.

¹ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16A, dwelling 311, for Raymond & Lucy Lepley ; 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.

² "United States, World War II Draft Registration Cards, 1942", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:J4S3-25M> : Mon Apr 28 23:53:45 UTC 2025), Entry for Ray Basher Lepley, 1942.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 135, for Ray & Lucy Lepley; 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.

⁴ "Find a Grave Index", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:X34D-NB5C> : Thu Apr 10 04:32:36 UTC 2025), Entry for Raymond Basher Lepley.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1971); for E. Huron River Drive; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 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.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	26092 E. Huron River Drive (607 E. Huron River Drive)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0241_000 Lot 241 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6th decimal point)	Lat: 42.094331	Long: -83.290353			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1924
Architectural Style	Craftsman Bungalow
Building Form	One story bungalow
Roof Form	Cross-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl over Wood clapboard siding
Foundation Materials	Concrete/stone
Window Materials	Replacement vinyl
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached on alley)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	c. 1924-1975 (Mid-1920s pre-Village Industries development)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic/Original Owner	Edward & Winifred (nee Carter) Close			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1924 Craftsman bungalow at 28092 East Huron River Drive represents mid-1920s residential development in Flat Rock during the years immediately preceding Ford's formal establishment of the Village Industries program. The property is a one-story dwelling with characteristic Craftsman design elements including a front gabled dormer and full-width front porch, exemplifying the popular residential architecture of the mid-1920s that emphasized honest construction, natural materials, and integration with the landscape.

The building exhibits a side-gabled roof form with a prominent front gabled dormer that projects from the main roof slope, creating additional living space and natural light on the second floor. The roof is covered with dark grey or brown asphalt shingles. The front dormer contains a window and represents the practical Craftsman solution for creating usable attic space within the economical 1.5-story form. The roof configuration with dormer demonstrates the Craftsman emphasis on varied roof forms that add visual interest while serving functional purposes.

The exterior walls are currently clad in light yellow vinyl siding that covers the original wood siding beneath. While the vinyl siding represents an alteration from the original material, it maintains the original wall plane and preserves the building's essential 1920s Craftsman form and proportions.

A significant feature is the full-width front porch that extends across the façade, supported by simple posts creating a welcoming entrance. This generous porch is a hallmark of Craftsman residential design, emphasizing outdoor living space and creating a comfortable transition between public and private realms. The porch features a simple railing and is accessed by concrete steps. The substantial porch demonstrates the Craftsman philosophy of creating livable outdoor spaces that connect occupants with nature and community.

The foundation is constructed of stone—a particularly significant feature that demonstrates quality early 1920s construction. Stone foundations were substantial, permanent, and represented superior construction compared to simpler concrete block foundations. The retention of the original stone foundation is an important character-defining feature that connects the building to its 1920s construction and demonstrates solid, durable building practices. The stone foundation provides excellent support and has maintained the building's structural integrity for a century.

The fenestration includes aluminum replacement windows in double-hung configurations. An aluminum awning is visible on the side elevation, providing solar shading and weather protection—a practical mid-20th century addition. While the aluminum windows represent replacements of original wood units, they appear to maintain the original window opening sizes and arrangements that define the bungalow's character.

The property includes a detached garage accessed from the rear alley—a site planning approach that was standard for 1924 construction when garages were universally separated from the main house. The alley access keeps automobile circulation away from the front street façade, maintaining the pedestrian-friendly character of East Huron River Drive.

The site features a maintained lawn with mature shrubs providing foundation plantings. The property's location on East Huron River Drive, a main thoroughfare along the Huron River, indicates this was a desirable residential site during the mid-1920s. The riverside location would have provided scenic views and access to the natural amenity of the Huron River.

The property demonstrates the typical Craftsman bungalow characteristics including the one-story form with dormer, full-width front porch, simple but substantial construction, and integration with its natural riverside setting. Despite material alterations (vinyl siding and replacement windows), the essential Craftsman form, stone foundation, porch configuration, and overall bungalow character remain intact and legible.

Character-defining features include the side-gabled roof with front gabled dormer, the full-width front porch with simple posts, the stone foundation demonstrating quality 1920s construction, the one-story Craftsman bungalow massing, the detached alley-accessed garage, the prominent East Huron River Drive location, and the overall mid-1920s Craftsman bungalow character that remains identifiable despite surface material changes.

History of the Resource

Provide information on previous owners, land use, 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, Edward Close built a residence on lot 9, block 16; it was 607 E. Huron River Drive.¹ In 1930, Edward & Winifred (nee Carter) Close and family were living at 607 Huron River Drive, and Edward was employed as a Car Repairman for Railyard.² Winifred Carter Close died on 10 Dec 1931, she was only 48 years.³ In 1939, W. Lynn & Gladys Richardson were living at 26092 HRD.⁴ In 1940, William & Gladys Richardson were living at 26092 E. Huron River Drive, and William was employed as an electrical operator for an auto factory.⁵ In 1950, W. Linn & Gladys Richardson and son resided at 26092 E. Huron River Drive; and W. Linn worked as a Stationary Engineer for an auto parts manufacturer.⁶ In 1971, W.L. Richardson was residing at 26092 E. Huron River Drive.⁷

This one-story, single-family wood frame residence is situated on lot 9 and part of 10, block 16, in the Village of Flat Rock, and in 1929, the address was 607 E. Huron River Drive.⁸ This one-story, single-family wood frame residence is situated on lot 9 and part of 10, block 16 in the Village of Flat Rock, and in 1941, the address was 26092 E. Huron River Drive.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 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Criterion A — Community Planning and Development: Built c. 1924, this Craftsman bungalow represents pre-Village Industries residential development four years before Ford's formal program began. The substantial stone foundation and Craftsman design demonstrate that families were investing in permanent, quality housing along desirable East Huron River Drive during the mid-1920s, establishing the residential character that would later attract industrial investment. The prominent riverside location reflects the appeal of natural amenity and scenic setting that drew homeowners to this stretch of the Huron River corridor. The property documents the community infrastructure that existed before Village Industries and would subsequently house workers and families connected to Ford's operations.

Criterion C — Architecture: The 1.5-story Craftsman bungalow with front dormer, full-width front porch, and horizontal proportions exemplifies the style's continued popularity in Midwestern communities during the mid-1920s, past its 1905–1920 peak. The original stone foundation is a particularly significant survival — more expensive and labor-intensive than concrete block, stone foundations represent quality construction increasingly rare in surviving 1920s buildings. The detached alley-accessed garage reflects thoughtful site planning that maintained a pedestrian-friendly streetscape.

Integrity Assessment: The property retains integrity in six of seven aspects. The 1.5-story bungalow massing with front dormer, full-width front porch, and overall Craftsman configuration remain intact. The original stone foundation represents exceptional material preservation and provides tangible evidence of mid-1920s construction techniques. Vinyl siding and replacement windows diminish materials integrity, though the stone foundation partially offsets these alterations. The

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 15, entry for Ed Close; original records held by Brownstown Township Historical Society.

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 119, family 138, for Edward & Winifred Close and family; 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 "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7T-H6P> : Sat Mar 09 12:30:55 UTC 2024), Entry for Winifred Close and Alfred Carter, 10 Dec 1931.

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 16A, dwelling 312, for William & Gladys Richardson; 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.

⁶ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 13, dwelling 136, for W. Linn & Gladys Richardson and son; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupID=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 14 of 58; United States. National Archives and Records Administration.

⁷ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-1971); for E. Huron River Drive; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁸ Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 3 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.

⁹ 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.

riverside setting, alley-accessed garage, and residential neighborhood context preserve location, workmanship, setting, feeling, and association.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0241_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26098 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0240_000 Lot 240 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0944124	Long: -83.2904381			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1926
Architectural Style	American Foursquare/Prairie School influence
Building Form	Two-story rectilinear
Roof Form	Hip roof with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Asbestos siding (painted)
Foundation Materials	Stone and concrete block
Window Materials	Wood (original) and aluminum replacement
Window Type	Double-hung sash, one-over-one configuration
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage (on alley)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry;			
Period(s) of Significance	1926-1975 Late period			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26098 E. Huron River Drive			
Historic/Original Owner	Ida Wagar Glass			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1926 American Foursquare with Prairie School influence is a 2-story dwelling situated on a corner lot along E. Huron River Drive in Flat Rock. The building represents pre-Village Industries residential development, constructed approximately two years before Ford's formal establishment of the lamp plant, and exemplifies the quality residential architecture that characterized Flat Rock's growth during the 1920s. The American Foursquare form combined with Prairie School design elements creates an architecturally distinctive property that reflects the design sophistication available to Flat Rock residents in the years before the Village Industries transformation.

The house exhibits the characteristic American Foursquare form: a box-like 2-story mass with nearly equal dimensions, creating an efficient and economical floor plan that maximized interior space. The Prairie School influence is evident in the broad hipped roof with wide overhanging eaves that create strong horizontal shadow lines, emphasizing the horizontal plane despite the vertical massing of the Foursquare form. A hipped dormer punctuates the front roof slope, providing light and ventilation to the attic space while maintaining the hipped roof vocabulary throughout the composition.

The roof is covered with asphalt shingles in a dark gray tone. A brick chimney rises from the roof, indicating the original heating system. The wide eaves with their pronounced overhang are a defining Prairie School characteristic that distinguishes this house from more typical Foursquare examples with shallower eaves.

The exterior walls are clad in asbestos shingle siding in a dark blue-grey color, a mid-20th century replacement material that has become increasingly rare as asbestos-containing materials have been removed from many buildings. While asbestos shingles represent a change from the original wall surface (likely wood clapboard or shingles), they have acquired historical significance as a mid-century building material that is now seldom encountered. The dark blue color creates a distinctive and well-maintained appearance, with white trim providing strong contrast that emphasizes architectural details.

The most prominent architectural feature is the full-width front porch, which wraps partially around the corner of the house. The porch exhibits Prairie School influence through its hipped roof that echoes the main roof form. Square wooden columns with decorative brackets support the porch roof, creating a simplified classical vocabulary appropriate to the early 20th century. The porch columns are painted white, creating strong visual definition against the dark blue siding.

A particularly notable feature is the decorative concrete block porch wall, which features a rock-faced or rusticated pattern that was popular during the 1920s. This decorative concrete block treatment, painted to match the dark blue color scheme, adds texture and visual interest to the porch foundation while demonstrating the original builder's attention to architectural detail. The survival of this decorative porch wall enhances the property's integrity.

The windows appear to be aluminum replacement units in a double-hung configuration, maintaining appropriate proportions within the original openings. The second floor features paired windows on the front facade, a typical Foursquare arrangement that provided balanced light to interior rooms. White window trim creates strong contrast against the dark siding.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The corner lot location provides the house with prominent visibility from two street frontages. A period-style street lamp and red fire hydrant stand in the front yard, contributing to the historic streetscape character along E. Huron River Drive.

A detached garage is located at the rear of the property, providing covered automobile storage consistent with the automobile-oriented lifestyle of the 1920s.

Character-defining features include the American Foursquare form, the Prairie School-influenced hipped roof with wide overhanging eaves, the hipped dormer, the full-width front porch with hipped roof and square columns, the decorative rock-faced concrete block porch wall, the 2-story massing, the corner lot setting, and the overall architectural quality that contributes to the streetscape character of E. Huron River Drive.

History of the Resource

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

Ida Wagar Glass owned 50 feet of lot 10 in block 16 of the Village of Flat Rock from 1920 until her death in 1936.¹ Ida moved from her family farm and had this residence built about 1926, as the 1925 tax roll does not yet show a house on the property.² In 1930, Ida Glass, a widow, and boarders were living at 603 Huron River Drive.³ 1940, Wesley & Daisy Miller were renting at 26098 E. Huron River Drive, and Wesley was employed as a laborer/farmer for road construction.⁴ In 1942, Jean Esch and Marjorie Anderson, Ida's two granddaughters, were co-owners of 26098 E. Huron River Drive, managed its tenants and paid taxes on their grandmother's property almost a decade after her death.⁵ In 1950, Harold & Esther Audritsh resided at 26098 E. Huron River Drive; and Harold worked at ash bagging at the Trenton Channel Electric Power Plant.⁶ Harold Audritsh resided at 26098 E. Huron River Drive until 1953.⁷ Donald Mahoney resided at 26098 E. Huron River Drive from 1954 until 1966.⁸ James W. Radcliffe resided at 26098 E. Huron River Drive from 1966 until 1971.⁹

This one-story, single-family wood frame residence is situated on part of lot 10, block 16, in the Village of Flat Rock, and in 1929, the address was 603 E. Huron River Drive.¹⁰

This one-story, single-family wood frame residence is situated on part of lot 10, block 16 in the Village of Flat Rock, and in 1941, the address was 26098 E. Huron River Drive.¹¹

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920-1931," arranged alphabetically; citing entries for Ida Glass; original records held by Brownstown Township Historical Society; **ALSO**, "Michigan, Death Certificates, 1921-1952", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KF7T-F3L> : accessed 27 Dec 2025), Entry for Ida Glass, 15 Dec 1936.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged alphabetically; pg. 25, citing entries for Ida Glass; original records held by Brownstown Township Historical Society

³ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 120, family 139, for Ida Glass and boarders; 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.

⁴ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16A, dwelling 313, for Wesley & Daisy Miller; 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.

⁵ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2" three volumes arranged by subdivision; vol. 2, pg. 25 citing entries for Ida Glass; original records held by Brownstown Township Historical Society

⁶ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 13, dwelling 137, for Harold & Esther Audritsh; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL# 108990835, image 14 of 58; United States. National Archives and Records Administration.

⁷ Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

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

⁹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for E. Huron River Dr.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

¹⁰ Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 3 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.

¹¹ 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.

Statement of Significance/Recommendation of Eligibility

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

This c. 1926 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development**. The property represents pre-Village Industries residential development that demonstrates the quality housing stock that existed in Flat Rock before Ford's formal industrial investment, and exhibits notable architectural quality through its American Foursquare form with Prairie School influence.

Criterion A - Community Planning and Development: Constructed c. 1926, approximately two years before Ford's formal establishment of the Village Industries lamp plant in Flat Rock, this American Foursquare represents the quality residential development that characterized the community in the years immediately preceding the Village Industries transformation. The property demonstrates that Flat Rock attracted substantial residential investment before Ford's industrial presence, with houses like this contributing to the community fabric that made the village attractive for Ford's decentralized manufacturing experiment.

Pre-Village Industries Development: The property's c. 1926 construction date places it among the immediate pre-Village Industries residential development. When Ford announced plans for the Flat Rock lamp plant in 1928, properties like this American Foursquare already existed along E. Huron River Drive, establishing the quality residential patterns that would characterize the community. The architectural sophistication of this house—combining American Foursquare efficiency with Prairie School design refinement—demonstrates the aspirations of pre-Village Industries residents for quality housing.

Architectural Significance: The property represents an excellent example of the American Foursquare house type enhanced with Prairie School design elements. The Foursquare, popular from approximately 1900 through the 1930s, provided efficient, economical housing that maximized interior space within a compact footprint. The Prairie School influence, evident in the broad hipped roof with wide overhanging eaves, elevates this example above typical Foursquare construction and demonstrates the penetration of progressive architectural ideas into small Michigan communities during the 1920s.

Decorative Concrete Block: The rock-faced decorative concrete block porch wall represents a significant surviving architectural detail from the 1920s. This type of decorative concrete block was manufactured to simulate rusticated stone and was popular for porch foundations, retaining walls, and other applications during the early 20th century. The survival of this feature enhances the property's integrity and provides material evidence of 1920s construction practices.

Asbestos Shingle Siding: The asbestos shingle siding, while a replacement for original wall materials, represents a mid-20th century building material that has become increasingly rare. Applied during the mid-century period when asbestos shingles were a popular, fire-resistant siding option, this material has acquired historical interest as it has been removed from many buildings due to health concerns. The retention of asbestos shingles provides documentation of mid-century building practices, though the material does represent a change from the original wall surface.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot along E. Huron River Drive. Integrity of design is strong, with the American Foursquare form, Prairie School-influenced hipped roof with wide eaves, hipped dormer, and full-width porch with decorative concrete block wall all preserved. Integrity of materials and workmanship has been altered through asbestos shingle siding and likely replacement windows, though the decorative concrete block porch wall, brick chimney, and concrete block foundation remain. Integrity of setting is preserved through the corner lot location and relationship to the streetscape. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial early 20th-century residence.

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

The c. 1926 construction date places this property among the immediate pre-Village Industries residential development, demonstrating the quality housing that existed in Flat Rock before Ford's formal industrial investment. The American Foursquare form combined with Prairie School design influence represents sophisticated residential architecture that reflects the aspirations of 1920s Flat Rock residents for quality housing.

The property retains excellent design integrity through preservation of its characteristic American Foursquare form with Prairie School elements. The broad hipped roof with wide overhanging eaves creates the horizontal emphasis characteristic of Prairie design, while the hipped dormer maintains the hipped roof vocabulary throughout the composition. The full-width front porch with its hipped roof, square columns with decorative brackets, and rock-faced decorative concrete block wall demonstrates the original builder's attention to architectural detail and represents important surviving historic features.

The decorative concrete block porch wall is a particularly notable feature that enhances the property's significance. This rock-faced treatment, popular during the 1920s, adds texture and visual interest while providing material evidence of period construction practices. The survival of this decorative element is increasingly rare and contributes to the property's architectural integrity.

The corner lot location along E. Huron River Drive provides the house with prominent visibility and contributes to the historic streetscape character of this area. The property's position near the Huron River reflects the importance of the river in Flat Rock's development and the desirability of river-adjacent locations for quality residential construction.

While asbestos shingle siding and likely replacement windows have altered material integrity, the essential American Foursquare form, Prairie School design influence, and decorative concrete block porch wall preserve the property's architectural character. The dark blue and white color scheme, while not necessarily original, creates an attractive, well-maintained appearance that demonstrates continued investment in the property. The building continues to convey its historic character as a substantial early 20th-century residence from the pre-Village Industries period, contributing to understanding the quality residential development that preceded Ford's industrial transformation of Flat Rock.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0240_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26144 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0236_300 Lot 236 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094883	Long: -83.291191			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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

Architectural Information

Construction Date	Circa 1900
Architectural Style	Folk Victorian (period modified!)
Building Form	2 Story Rectilinear
Roof Form	Side gable w/ front-gabled wing
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Wood and Vinyl Siding mix
Foundation Materials	Brick and Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage on Alley



Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Health/Medicine			
Period(s) of Significance	c. 1900–1975 (within and predating district's period of significance, 1920–1975)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	Doctor's Office			
Current/Common Name	26144 E. Huron River Drive			
Historic/Original Owner	Nauman Van Riper			
Historic Building Use	Professional office			
Current Building Use	Professional office (REMER)			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1900 Folk Victorian residence at 26144 E. Huron River Dr. in Flat Rock is a 1.5-story frame dwelling with a steep side-gable roof and a front-gabled wing that served as a doctor's office, as documented on the 1941 Sanborn fire insurance map. The building represents the pre-Ford village era of Flat Rock's development and is among the oldest surviving structures in the proposed district. Its adaptation for medical office use documents the community's growing need for professional services during the Village Industries period.

The original dwelling exhibits a steeply pitched side-gable roof clad in asphalt shingles, with the steep pitch creating a full usable half-story. The roof pitch and overall massing are consistent with late 19th- or early 20th-century folk house forms. The main block is oriented with the side gable facing the street.

A front-gabled wing projects from the front-right portion of the dwelling, containing what the 1941 Sanborn map labels "DR. OFF." (doctor's office). This wing has its own gable roof and appears to be a purpose-built addition or modification that converted part of the house for medical practice — a common arrangement in small communities where physicians operated from their residences. The Sanborn map indicates the building as "1½ D" (1.5-story dwelling) with the doctor's office section labeled separately, confirming the dual-use arrangement was established by 1941.

The exterior walls exhibit a mix of original wood clapboard siding and later vinyl siding, with the wood clapboard visible on portions of the original dwelling. The dual-material treatment reflects the building's incremental modification over time. The brick and concrete foundation is visible at the base, with the brick likely original to the earliest construction phase and the concrete associated with later additions. Aluminum replacement double-hung windows and aluminum single-pane fixed windows are positioned across the facade.

A covered entry porch is positioned at the junction of the main dwelling and the doctor's office wing, providing access to both sections. The porch features simple posts and a shed roof. The building's massing — with the taller 1.5-story main block and the lower front-gabled office wing — creates a stepped composition that documents its evolution from single-family residence to dual-use residential/medical property.

A detached garage of matching materials is positioned at the rear of the property on the alley. The lot is modest with mature deciduous trees providing canopy. A privacy fence encloses a portion of the side yard.

Character-defining features include the steep side-gable roof form, front-gabled doctor's office wing, dual-use residential/medical configuration, mixed wood and vinyl cladding reflecting incremental modification, brick foundation, covered entry porch, and detached garage on the alley.

History of the Resource

Provide information on previous owners, land use, 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, Nauman Van Riper owned lot 7 of block 7 in Flat Rock; and the residence thereon, 509 Huron River Drive.¹

This one and a half -story, single-family wood frame residence with an attached "store" on the front is situated on lot 7, block 7, in the Village of Flat Rock, and in 1929, the address was 509 E. Huron River Drive.²

In 1939, Rolene Russel was living at 26144 HRD.³ In 1939, Nauman & Ella VanRiper and family were living at 26144 HRD.⁴

In 1950, Nauman & Louisa Van Riper resided at 26144 E. Huron River Drive; and Nauman worked on the Production Line at the Auto Parts Manufacturer.⁵

Statement of Significance/Recommendation of Eligibility

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

This c. 1900 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Health/Medicine.

Criterion A - Community Planning and Development / Health/Medicine: This building documents two phases of Flat Rock's development. The original dwelling, dating to c. 1900, represents the pre-Ford agricultural village established by the Vreeland family — one of a small number of surviving structures that predate the 1922 arrival of the Lamp Plant. Its

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," paginated, arranged alphabetically and by block; pg. 76, entry for Nauman Van Riper; original records held by Brownstown Township Historical Society.

² Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 3 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.

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

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

⁵ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 125, for Nauman & Louisa Van Riper ; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 13 of 58; United States. National Archives and Records Administration.

adaptation to include a doctor's office, confirmed by the 1941 Sanborn map, documents the community's growing need for professional medical services as the population expanded during the Village Industries period. The home-office arrangement — a physician practicing from a purpose-built wing of the family residence — was the standard model for medical care in small communities before purpose-built clinics became common in the postwar era. The property thus spans and connects the pre-Ford village and the industrial community that succeeded it, embodying the continuity of settlement that underlies the district's development story. Identifying the physician who practiced here would strengthen the significance under Criterion B as well.

Integrity Assessment: Location is intact on the original E. Huron River Drive site. Design integrity is maintained — the 1.5-story side-gable main block, front-gabled doctor's office wing, covered entry porch, and stepped massing remain clearly legible. The doctor's office wing, while an addition, is itself a historic modification dating to at least 1941 and is a character-defining feature documenting the building's significance. Materials integrity has been partially diminished by vinyl siding on portions of the building and replacement windows, though original wood clapboard survives on sections of the dwelling and the brick foundation remains. Setting is preserved along E. Huron River Drive with the detached garage on the alley maintaining the historic site organization. Feeling and association are strong, with the dual-use residential/medical configuration and pre-automotive village-era massing conveying the building's layered history.

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

The c. 1900 construction date places it among the oldest surviving structures in the district, predating the 1922 Ford Lamp Plant. The Folk Victorian form with the front-gabled doctor's office wing — confirmed by the 1941 Sanborn map — documents both the pre-Ford village era and the community's adaptation to serve a growing industrial population. While partial vinyl siding and replacement windows diminish materials integrity, the original form, dual-use configuration, and doctor's office wing 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_094_03_0236_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26156 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0235_300 Lot 235 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095021	Long: -83.291368			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1939
Architectural Style	Tudor Revival
Building Form	1.5 story Rectilinear
Roof Form	Cross-gabled w/ prominent arched entry
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick masonry
Foundation Materials	Concrete
Window Materials	Some wood (upper) & Vinyl
Window Type	Multi-light casement & double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1939-1977			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Windows ☐	Moved ☐ Date(s):
Common Name:	26156 E. Huron River Drive			
Historic/Original Owner	David Parker			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26156 E. Huron River Drive is a one-and-one-half story Tudor Revival cottage constructed in 1939 during the mature period of Henry Ford's Village Industries program in Flat Rock. The dwelling represents the continued residential development that occurred to house the skilled workers, supervisors, and professionals who were drawn to Flat Rock's established industrial community nearly two decades after Ford's initial investment in the community's transformation from a rural agricultural settlement to a thriving manufacturing center.

The building exhibits the characteristic features of the Tudor Revival style that remained popular for middle-class residential construction during the late 1930s and early 1940s, emphasizing picturesque massing, quality materials, and craftsmanship details that created distinctive and appealing domestic architecture. The structure's red brick masonry construction demonstrates substantial investment in permanent, quality housing that reflects the economic stability and prosperity achieved by Flat Rock's residents during the Ford era's continued success.

The most distinctive architectural feature is the prominent arched entry bay that dominates the front facade, creating a focal point that embodies the Tudor Revival style's emphasis on dramatic entrance treatments derived from medieval English architectural traditions. The arch is constructed of red brick with careful attention to the radiating header pattern that demonstrates skilled masonry craftsmanship. Above the arch, a decorative medallion or shield provides ornamental detail that enhances the entrance's architectural significance while reflecting the style's historical associations.

The building's cross-gabled roof form creates the asymmetrical, picturesque massing characteristic of Tudor Revival design, where functional requirements and aesthetic considerations were integrated to create dwellings that expressed both architectural sophistication and domestic comfort. The roof is covered with asphalt shingles that provide practical protection while maintaining the building's residential character. The gable treatments feature clean lines and proportions that reflect the style's adaptation to American building practices during the 1940s.

The fenestration pattern demonstrates careful attention to both period authenticity and interior lighting requirements, with windows that appear to retain their original wood frames and multi-light configurations appropriate to the Tudor Revival style. The windows include both casement and double-hung sash types, creating variety while maintaining stylistic coherence. The window placement creates balanced facade compositions while providing abundant natural light to interior living spaces.

The building's red brick masonry displays excellent craftsmanship in its uniform coursing, clean pointing, and overall construction quality. The brickwork represents the high standards of residential construction that characterized Flat Rock's development during the later Ford era, when the community's economic prosperity supported continued investment in quality housing for workers and their families. The brick's warm red color contributes to the building's welcoming residential character while demonstrating material choices that were both durable and aesthetically appealing.

The structure incorporates a brick walkway that leads to the arched entrance, creating a formal approach that enhances the building's architectural dignity while providing practical access. The walkway's brick construction coordinates with the building's masonry to create visual unity while reflecting the attention to landscape and site development that characterized quality residential construction during the 1940s.

The building's location on E. Huron River Drive places it within the established residential corridor that had developed to house Flat Rock's growing population during the Ford era. The structure's architectural sophistication and substantial construction reflect the community's maturation into a stable, prosperous industrial center that could attract and retain residents who valued both employment opportunities and quality residential environments.

History of the Resource

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

In 1939, David Parker owned lot 8. of block 7, in Flat Rock; and the *newly completed* residence thereon, 26156 E. Huron River Drive.¹ In 1939, David & Ruth Parker and family were living at 26156 HRD.²

In 1950, David & Ruth Parker and son resided at 26156 E. Huron River Drive; and David worked as a Stationary Engineer at the County Hospital [Eloise].³

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," hand-paginated, arranged by subdivision; pg. 157. Entry for David Parker. original records held by the Brownstown Township Historical Society.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 12, dwelling 127, for David & Ruth Parker and son; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-K?view=explore&cc=4464515&lang=en&groupID=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 13 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.

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

Criterion A — Community Planning and Development: Built in 1939, this Tudor Revival dwelling represents sustained residential investment in Flat Rock during the mature phase of Ford's Village Industries program. By the early 1940s, the community had survived the Depression while maintaining employment at the Ford Headlamp Plant, and the construction of a substantial brick residence reflects confidence in Flat Rock's long-term economic stability. The property documents the quality housing that attracted and retained skilled workers essential to Ford's Village Industries operations.

Criterion C — Architecture: The dwelling is a well-preserved example of Tudor Revival residential design adapted to middle-class housing in an industrial community. The cross-gabled roof form, arched entrance bay, red brick construction, and careful proportioning demonstrate the style's continued popularity into the early 1940s. The building's architectural sophistication illustrates the level of residential quality Flat Rock had achieved two decades after the Lamp Plant's establishment.

Integrity Assessment: The property retains excellent integrity across all seven aspects. Location is intact on the original E. Huron River Drive site within the historic street grid. Design integrity is excellent, with all essential Tudor Revival characteristics preserved — cross-gabled roof, arched entrance, red brick masonry, and original fenestration patterns. Materials integrity is excellent, with original brick, apparently original wood window frames with multi-light configurations, and period-appropriate roofing. Workmanship is evident in the quality brick masonry and attention to proportions. Setting, feeling, and association are strong, with the property maintaining its context within the residential corridor that developed to house Flat Rock's Ford-era workforce.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0235_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26228 through 26208 E. Huron River Drive (1 continuous building - 6 units)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0232_000 Lot 233 & 234 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095218	Long: -83.291827			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2002	
Architectural Style	Contemporary/ Neo-Traditional	
Building Form	Multi-unit condominium	
Roof Form	Complex gabled with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick veneer	
Foundation Materials	Concrete	
Window Materials	Vinyl	
Window Type	Various contemporary	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

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

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

The properties at 26228 through 26208 E. Huron River Drive are a contemporary condominiums constructed in 2002 consisting of multiple residential units within a single building structure. The building represents late 20th/early 21st-century multi-family residential design characterized by neo-traditional styling that attempts to incorporate historical references within contemporary construction methods and planning approaches.

The structure features a complex roofline with multiple gables and dormers designed to break up the building's mass and create visual interest. The exterior combines brick veneer on the lower levels with stucco or similar materials on upper portions and gable ends. Contemporary vinyl windows in various configurations provide natural light to individual condominium units. The building includes modern amenities such as individual balconies and contemporary entrance features that reflect current residential development standards.

History of the Resource

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

These condos were constructed in 2002 by Mr. Fiorelli and therefore are non-contributing resources to the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

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

The properties at 26228 through 26208 E. Huron River Drive are recommended as a **NON-CONTRIBUTING** resources to the Flat Rock Historical District.

Lack of Significance: This property does not contribute to the historical or architectural significance of the Flat Rock Historical District due to its recent construction date of 2002, which falls thirty years outside the district's established period of significance (1922-1972). The building has no association with the historical development patterns, architectural traditions, or community growth periods that define the district's significance.

The contemporary condominium design, modern construction methods, and multi-unit density represent a significant departure from the single-family residential character and modest scale that characterizes the historic neighborhood. The building's substantial massing, contemporary materials, and modern styling are incompatible with the historic streetscape and disrupt the residential development patterns established during the district's period of significance.

Recommendation: This property should be classified as NON-CONTRIBUTING to the Flat Rock Historical District due to its recent construction date and incompatibility with the district's historic character and development patterns

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel 58_094_03_0232_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26250 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0231_000 Lot 231 & 232 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095601		Long: -83.292172		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1857	
Architectural Style	Gothic Revival	
Building Form	Traditional church with bell tower	
Roof Form	Gabled nave with tower	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Wood clapboard siding with stone foundation	
Foundation Materials	Stone	
Window Materials	Wood with colored glass	
Window Type	Gothic arched windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Architecture; Religion; Community Planning and Development			
Period(s) of Significance	1857-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Flat Rock Congregational Church			
Current/Common Name	Congregational Church			
Historic/Original Owner	Congregational Church congregation			
Historic Building Use	Church/Religious worship			
Current Building Use	Church/Religious worship			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Congregational Church at 26250 E. Huron River Drive is a Gothic Revival ecclesiastical structure constructed in 1857, making it one of the oldest and most historically significant buildings within the Flat Rock Historical District. The church represents both the Early Period of Significance related to Michael Vreeland's original village establishment and the community's continued institutional development that would later support Henry Ford's Village Industries transformation. As a building that spans both periods of the district's significance, the church serves as a crucial link between Flat Rock's agricultural settlement origins and its later industrial development.

The building exhibits the characteristic features of mid-19th century Gothic Revival church architecture, a style that became the dominant ecclesiastical architectural movement in America during the 1840s and 1850s. The church embodies the Gothic Revival's emphasis on vertical lines, pointed arches, and medieval-inspired details that were intended to create an atmosphere of spiritual reverence and connection to Christian architectural traditions. The style's popularity for religious buildings reflected the period's romantic interest in medieval architecture and its associations with spiritual devotion and community faith.

The most prominent architectural feature is the bell tower that rises from the front of the church, creating a distinctive landmark that has served as a focal point for the Flat Rock community for over 165 years. The tower's design incorporates the Gothic Revival's characteristic vertical emphasis, with a tall, slender profile topped by a pointed spire that draws the eye upward in the manner intended by Gothic Revival architects. The spire serves both aesthetic and practical purposes, housing the church bell that has called congregants to worship and marked community occasions throughout Flat Rock's history.

The church's exterior walls are clad in white-painted wood clapboard siding that provides a clean, dignified appearance appropriate to the building's religious function while reflecting the practical building materials available in mid-19th century rural Michigan. The wood siding rests on a substantial stone foundation that demonstrates the quality construction methods employed for this important community building. The stone foundation reflects the permanence and stability that the congregation sought to express through their investment in a substantial church building that would serve the community for generations.

The fenestration pattern features Gothic arched windows that embody the style's most recognizable characteristic, with pointed arches that create the distinctive Gothic appearance while providing abundant natural light for interior worship activities. The windows appear to retain their original wood frames and feature colored glass that enhances the building's spiritual atmosphere while creating beautiful interior lighting effects during worship services. The window design demonstrates careful attention to both aesthetic and functional requirements, with proportions and placement that create balanced facade compositions while serving the liturgical needs of congregational worship.

The building's nave features a traditional gabled roof form that provides the height necessary for dignified interior worship space while creating the classic church silhouette that has made the building a recognizable landmark throughout Flat Rock's history. The roof is currently covered with asphalt shingles that provide practical weather protection while maintaining the building's traditional appearance.

The church's design incorporates a front entrance configuration that creates a welcoming approach for congregants while maintaining the building's architectural dignity. The entrance features the characteristic red doors that provide a warm, inviting accent against the white clapboard siding while following traditional church color schemes that emphasize hospitality and spiritual welcome.

History of the Resource

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

Romeyn B. Murray & Mary Ann his wife to Elias Smith, James Todd, Jacob Miller, Hiram W. Lobdell, Seth C. Hanchet, William Aspinwall, Romeyn B. Murray, trustees of the Congregational Society of Brownstown — Warranty Deed, \$1, dated September 20, 1860, recorded April 8, 1862, Liber 90 Page 400. Lots 300 & 301 [original lot numbering]; the seven named trustees of the Congregational Society of Brownstown received this land for church purposes. [The nominal \$1 consideration confirms this was a charitable conveyance. The trustees include Hiram W. Lobdell, whose family appears throughout the Huron River Corridor].¹

James J. Pinck, Henry Moses, Orville Moses, Albert Upham, Gardrett Van Riper & David Keitle, Trustees of the Congregational Society of Brownstown & their successors to The First Congregational Society of Flat Rock — Warranty Deed, \$1, dated January 29, 1902, recorded January 31, 1902, Liber 564 Page 556. Lots 300 & 301. The transfer from the old township-based “Congregational Society of Brownstown” to the new village-incorporated “First Congregational Society of Flat Rock” documents the institutional evolution from a rural society to an incorporated village church.²

The First Congregational Church of Flat Rock, a Corporation of Flat Rock to The Congregational Church Building Society, a New York Corporation — Grant Mortgage, \$700, dated January 31, 1902, recorded January 31, 1902, Liber 449 Page 63; Lots 300 & 301. [Historical Note: The church mortgaged its property to the denominational building society in New York—a national Congregational organization that provided construction financing to local churches.]³

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A for Community Planning and Development and Religion, and Criterion C for Architecture.

Criterion A — Community Planning and Development / Religion: Built in 1857, the Congregational Church is one of the oldest surviving structures in Flat Rock and represents the institutional foundation of Michael Vreeland's 1834 village plan. The substantial investment in a purpose-built Gothic Revival church demonstrated the congregation's confidence in the community's permanence during the mid-nineteenth century, when Congregational churches — with their emphasis on local autonomy and democratic governance — played central roles in rural Michigan community development. By the time Henry Ford established his Village Industries program in 1922, this was already a sixty-five-year-old institution providing spiritual and social services that exemplified the established community infrastructure making Flat Rock attractive for Ford's rural industrial experiment. The building's continuous religious use from 1857 through the present provides unique institutional continuity across the district's entire development — from agricultural settlement through Village Industries transformation to postwar suburban expansion — unmatched by any other resource in the district.

Criterion C — Architecture: The church is an excellent and increasingly rare example of mid-nineteenth-century Gothic Revival ecclesiastical architecture in southeastern Michigan. The bell tower with spire, Gothic arched windows, traditional nave configuration, wood clapboard siding, and stone foundation demonstrate the careful adaptation of Gothic Revival principles to rural American materials and construction methods. The building's proportions and detailing create an exemplary illustration of how small-town congregations translated the Gothic Revival style into permanent religious architecture expressing both spiritual aspiration and community pride.

Integrity Assessment: The property retains exceptional integrity across all seven aspects. The bell tower with spire, Gothic arched windows, nave configuration, overall proportions, and ecclesiastical character remain fully intact. Wood clapboard siding and stone foundation appear original or sensitively maintained — outstanding materials preservation for a structure over 165 years old. Construction quality reflects the congregation's investment in permanent religious architecture, with careful attention to proportions and Gothic detailing. The prominent community landmark position, continuous religious use since 1857, and unbroken institutional associations spanning both agricultural and industrial periods preserve location, setting, feeling, and association at the highest level.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), “Municipal Database,” Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0231_000; citing records held by the City of Flat Rock.

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

² Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pg. 6-1-203.

³ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pg. 6-1-206.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	26049 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0245_001 Lot 245 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093264	Long: -83.290114			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1939
Architectural Style	Craftsman Cottage
Building Form	1 Story Rectilinear
Roof Form	Front-gabled w/braces
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Picture Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1939-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	Single-family residence			
Historic/Original Owner	John W. & Pearl A. Littler			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	August Bunte			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1.5-story Craftsman cottage presents a steep front-gabled form to East Huron River Drive from a concrete block foundation. The dominant feature of the facade is the broad front gable with decorative triangular knee braces at the eave returns — a signature Craftsman detail that distinguishes this property from simpler vernacular gable-front cottages in the district.

The steeply pitched roof is clad in asphalt shingles, with the gable peak containing a small decorative window or vent framed by the converging roof planes. A full-width front porch extends across the facade, sheltered beneath a separate shed roof supported on simple posts with a white painted baluster railing — the porch providing the informal outdoor living space central to Craftsman design philosophy. Concrete steps with a simple metal railing lead from grade to the porch deck. White vinyl siding sheathes the exterior walls, covering original wood cladding but preserving the wall plane and overall proportions.

Fenestration consists of aluminum double-hung sash windows in a regular arrangement, with paired or single units flanking the central entry on the main floor. The front door features a full-light glass panel. A brick chimney rises from the roof, indicating original heating infrastructure. A matching detached garage of compatible scale and materials stands adjacent to the east, its neutral siding and simple gabled form complementing the house without competing visually. Mature trees at the rear provide a green canopy that reinforces the residential setting. The overall impression is of a compact, well-composed late 1930s Craftsman cottage whose decorative gable braces, full-width porch, and 1.5-story massing represent the persistence of Craftsman design principles in Flat Rock residential construction during the mature Village Industries period.

History of the Resource

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

In 1939, John & Pearl Littler were living at 26049 HRD.¹

In 1942, August Bunte owned lot 245 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 26049 E. Huron River Drive.²

In 1950, John W. & Pearl A. Littler resided at 26049 E. Huron River Drive; and John W. & Pearl A. worked as an Inspector at Railroad.³

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built c. 1939, this Craftsman cottage represents residential construction during the mature Village Industries period, when Ford's Lamp Plant operations were well established and the community supported stable residential neighborhoods. The c. 1939 date places this among the last wave of pre-war residential development before wartime restrictions halted civilian construction. The East Huron River Drive location demonstrates the continued desirability of this corridor for residential development, and the quality Craftsman design indicates construction for a family investing in permanent housing within the economically stable Village Industries community.

Criterion C — Architecture: The property represents a late example of Craftsman cottage design, built well past the style's 1905–1920 peak but demonstrating its continued influence in Midwestern residential construction through the late 1930s. The decorative triangular knee braces in the front gable are the defining Craftsman detail, distinguishing this from the simpler Minimal Traditional cottages that were becoming dominant by 1939. The full-width front porch with baluster railing, steep front-gabled form, and 1.5-story massing further express Craftsman design principles emphasizing informal outdoor

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 354, entry for August Bunte; original records held by Brownstown Township Historical Society.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 178, for John W. & Pearl A. Littler ; 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.

living, honest construction, and practical layouts. As a late Craftsman example, the property documents the transitional moment when this style was yielding to simpler forms on the eve of World War II.

Integrity Assessment: The property retains integrity in six of seven aspects. The steep front-gabled form with decorative knee braces, full-width front porch with baluster railing, 1.5-story massing, window openings, brick chimney, and overall Craftsman configuration remain intact and legible. Materials integrity is diminished by vinyl siding and aluminum replacement windows, though the concrete block foundation, roof structure, decorative gable braces, porch framing, and brick chimney survive from original c. 1939 construction. The matching detached garage, East Huron River Drive setting, and residential neighborhood context preserve the late 1930s site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its c. 1939 construction date and Craftsman cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0245_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26057 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0245_002 Lot 245 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093299		Long: -83.290292		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1924	
Architectural Style	Vernacular Cottage	
Building Form	1.5 Rectilinear	
Roof Form	Side-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Siding	
Foundation Materials	Stone/concrete	
Window Materials	Aluminum	
Window Type	Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1942-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	Single-family residence			
Historic/Original Owner	Melvin & Elaine Palmer			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	August Bunte (likely)			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1.5-story vernacular cottage presents a steep front-gabled form to East Huron River Drive from a concrete block foundation. The main block rises to a steeply pitched front gable clad in brown asphalt shingles, with the gable end facing the street to create a narrow but imposing street presence characteristic of front-gabled vernacular cottages throughout small-town Michigan. A side wing extends from the main block, creating an L-shaped plan that expanded the compact footprint while maintaining compatible scale and roofline. Vinyl siding in a neutral gray tone sheathes the exterior walls, covering original wood cladding but preserving the wall plane and overall proportions. Fenestration consists of aluminum double-hung sash windows distributed in a regular arrangement across the facade and side elevations, with windows at the upper half-story illuminating living space beneath the steep gable. A brick chimney rises from the roof ridge, indicating original heating infrastructure. The front entry is sheltered by a modest covered porch or stoop with a simple roof supported on posts. American flags mounted to the facade document continued active residential use. A matching detached garage stands adjacent to the house, compatible in materials and scale — its presence documenting early automobile accommodation in the 1920s residential landscape. The overall impression is of a compact, solidly built 1920s vernacular cottage whose steep front-gabled form, 1.5-story massing, and straightforward fenestration reflect the practical, economical residential construction that characterized Flat Rock's pre-Village Industries and early Village Industries development along East Huron River Drive.

History of the Resource

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

In 1939, Melvin & Elaine Palmer and family were living at 26057 HRD.¹ In 1940, Della Ernest and daughter were living at 26057 E. Huron River Drive, and employed as a clerk for general store.² In 1942, August Bunte owned lot 245 in the Assessor's Flat Rock Plat No. 5 subdivision and the residence thereon, 26049 E. Huron River Drive.³ In 1950, Robert & Mildred Fowler and family resided at 26057 E. Huron River Drive; and Robert worked as Conductor at Railroad.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 property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

Criterion A — Community Planning and Development: Built c. 1924, this vernacular cottage represents residential development four years before Ford's Village Industries program formally began, documenting the established community foundation that predated Ford's industrial investment. The steep front-gabled form — one of the most common and practical vernacular house types in small-town Michigan during the 1920s — provided economical, compact housing accessible to working families along the desirable East Huron River Drive corridor. The matching detached garage reflects early automobile accommodation in 1920s site planning. The property demonstrates that Flat Rock had established residential neighborhoods with quality housing stock before Ford's arrival, representing the community infrastructure that would later support the Village Industries workforce.

Integrity Assessment: The property retains integrity in six of seven aspects. The steep front-gabled form, 1.5-story massing with L-shaped plan, window openings, brick chimney, covered entry, and overall vernacular cottage configuration remain intact and legible. Materials integrity is diminished by vinyl siding and aluminum replacement windows, though the concrete block foundation and roof structure survive from original c. 1924 construction. The matching detached garage, East Huron River Drive setting, and residential neighborhood context preserve the 1920s site organization. Location, design,

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14A, dwelling 272, for Della Ernest and daughter; 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.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1942, vol. 2," paginated, arranged by subdivision; vol. 2, pg. 354, entry for August Bunte; original records held by Brownstown Township Historical Society. Note: Later Lot 245 would be split.

⁴ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 177, for Robert & Mildred Fowler and family; 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.

workmanship, setting, feeling, and association remain strong, allowing the property to convey its c. 1924 construction date and role in pre-Village Industries community development.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0245_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26067 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0246_001 Lot 246 & 247 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093661		Long: -83.290309		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	1 story rectilinear
Roof Form	Side-gabled with braces and porch projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete Block
Window Materials	Aluminum/Vinyl
Window Type	Double-hung sash/Casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1922-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	Single-family residence			
Historic/Original Owner	Ford & Alice Stumpmier			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This one-story Craftsman cottage presents a compact side-gabled form to East Huron River Drive from a concrete block foundation. The dwelling's horizontal emphasis and low profile are characteristic of the Craftsman style, with the single-story massing hugging the grade and integrating with the residential landscape.

The moderately pitched side-gabled roof is clad in asphalt shingles, with the exposed gable ends displaying decorative triangular knee braces — a signature Craftsman detail that establishes the architectural character of the dwelling. A prominent brick chimney rises through the roof ridge near center, its substantial mass anchoring the composition and indicating original heating infrastructure.

Cream or buff-toned aluminum siding sheathes the exterior walls, covering original cladding but preserving the wall plane and overall proportions. The concrete block foundation is visible at grade, typical of 1920s residential construction in the district.

The primary facade is organized around a projecting bump-out or bay window containing aluminum casement units, which introduces dimensional interest to the street elevation. Flanking aluminum double-hung sash windows complete the fenestration in a balanced arrangement.

At the east end of the facade, an enclosed front porch with a separate low-pitched roof projects forward from the main block, accessed by white-painted wooden steps with a simple railing. The porch enclosure — whether original or an early modification — features large glazed panels that admit light while providing sheltered living space, a common adaptation of the open porches central to Craftsman design. The main entry appears to be located through or adjacent to this enclosed porch.

Ornamental landscaping with a Japanese maple, decorative boulder, stone edging, and foundation plantings reflects sustained residential investment and care. A matching detached garage with compatible siding and a gabled roof stands to the west, accessed by a concrete driveway.

The overall impression is of a well-maintained 1920 Craftsman cottage whose decorative gable braces, prominent chimney, bump-out window, and enclosed porch document both the original Craftsman design intent and the incremental adaptations characteristic of a century of continuous residential use.

History of the Resource

Provide information on previous owners, land use, 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, Ford & Alice Stumpmier and son were living at 624 Huron River Drive, and employed as a Salesman for Automobile Sales.¹ In 1939, Selina Rice was living at 26067 HRD.² In 1939, Alice Stumpmier was living at 26067 HRD.³ In 1940, Alice Stumpmier and son were living at 26067 E. Huron River Drive, and employed as a custodian for library.⁴ In 1950, Alice Stumpmier resided at 26067 E. Huron River Drive; and Alice worked as librarian at public library.⁵

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1920 at the exact start of the district's period of significance, this Craftsman cottage represents the established residential foundation that existed in Flat Rock two years before Ford built the Lamp Plant. The quality Craftsman design and substantial brick chimney demonstrate that families were investing in permanent, well-built housing along the desirable East Huron River Drive corridor — the residential infrastructure and community character that would later make Flat Rock attractive for Ford's Village Industries investment and house the industrial workforce.

Criterion C — Architecture: The side-gabled Craftsman cottage with decorative knee braces in the gable ends represents the style during its period of peak influence. The braces are the defining ornamental element, distinguishing this from simpler vernacular cottages of the same era. The prominent brick chimney, projecting bump-out window with casement glazing, and enclosed front porch express the Craftsman emphasis on livability, honest materials, and integration of indoor and outdoor space. The enclosed porch — whether original or an early adaptation — documents the common evolution of open Craftsman porches into year-round living space in Michigan's climate, representing a period-appropriate modification that reinforces rather than diminishes the property's historical character.

Integrity Assessment: The property retains integrity in six of seven aspects. The side-gabled roof with decorative knee braces, prominent brick chimney, bump-out window, enclosed front porch, one-story massing, and overall Craftsman configuration remain intact and legible. Materials integrity is diminished by aluminum siding and aluminum replacement windows, though the concrete block foundation, brick chimney, roof structure with decorative braces, and porch framing survive from original or early construction. The matching detached garage, well-maintained landscaping, East Huron River Drive setting, and residential neighborhood context preserve the early twentieth-century site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its 1920 construction date and Craftsman cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0246_001; citing records held by the City of Flat Rock.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 222 (stamped), enumeration district (ED) 82-880, sheet 6A, dwelling 115, family 133, for Ford & Alice Stumpmier and son; 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.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

⁴ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 14A, dwelling 271, for Alice Stumpmier 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.

⁵ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 18, dwelling 176, for Alice Stumpmier 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.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26077 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0247_301 Lots 247 & 248 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093299	Long: -83.290292			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920	
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/ Vertical Wood clapboard siding	
Foundation Materials	Concrete block	
Window Materials	Vinyl	
Window Type	Double-hung sash/ picture windows	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 Garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1920-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows/Porch	Moved ☐ Date(s):
Current/Common Name	Single-family residence			
Historic/Original Owner	Nellie Brandes (daughter of John Vincent)			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1.5-story Craftsman cottage presents a side-gabled form to East Huron River Drive from a concrete block foundation. The defining feature of the roofline is a catslide profile — the front roof plane extending in a long, unbroken sweep from the ridge down to the first-story eave, creating the asymmetrical silhouette characteristic of this roof type. The rear roof plane is shorter and steeper, accommodating full-height second-story space at the back of the dwelling. Gray asphalt shingles clad the roof surface. A pair of front dormers with their own gabled roofs punctuate the extended front roof slope, providing light and headroom to the upper half-story.

Cream or pale yellow vinyl siding sheathes the main block of the house, covering original cladding but preserving the wall plane and proportions. The enclosed front porch is distinguished by vertical wood clapboard siding — a contrasting material treatment that may represent original construction or an early enclosure of an open Craftsman porch. This material distinction visually differentiates the porch volume from the main block.

Aluminum double-hung sash windows are distributed across the facade in a regular arrangement, with paired units in the dormers illuminating the upper floor and single or paired windows on the main level. The enclosed porch features its own glazed openings admitting light to the sheltered entry space.

The front entry is accessed through the enclosed porch, reached by concrete or wood steps from grade. A decorative period-style street lamp stands at the sidewalk edge, contributing to the early twentieth-century residential character of the streetscape.

A matching detached garage with compatible siding and a gabled roof stands to the east, accessed by a concrete driveway. Foundation plantings and mature trees frame the property.

The overall impression is of a well-maintained 1920 Craftsman cottage whose catslide roof profile, front dormers, enclosed porch with vertical clapboard, and 1.5-story massing represent a distinctive variation within the district's collection of early twentieth-century residential architecture along East Huron River Drive.

History of the Resource

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

In 1939, Nellie Brandes was living at 26077 EHRD.¹ In 1940, Nellie Brandes and daughter were living at 26077 E. Huron River Drive.² In 1950, Nellie Brandes and family resided at 26077 E. Huron River Drive.³

Nellie L. Brandes, Department of Conservation for the State of Michigan, conveyed Lot 247 to James V. Vance and Ruth B., his wife, by Quit Claim Deed for love, good, and valuable consideration on December 23, 1952, recorded April 15, 1954 (Liber 12068, Page 176).⁴

James V. Vance and Ruth B., his wife, conveyed Lot 249 and part of Lot 247 (formerly E 44 feet), and Lot 6 and all of Lot 7, Block 18, Plat of the Village of Flat Rock, to the Estate of Mamie H. Van Riper by Quit Claim Deed for \$13,500 on June 25, 1977, recorded August 2, 1977 (Liber 19817, Page 377).⁵

Frank F. Gazley, Executor of the Estate of Mamie H. Van Riper, deceased, Wayne County Probate File #669149, conveyed Lot 249 and part of Lot 247 (formerly E 44 feet), and Lot 6 and all of Lot 7, Block 18, Plat of the Village of Flat Rock, to Joseph G. Duda and Mary Nona, his wife, by Executor's Deed for \$16,000 on July 28, 1977, recorded August 2, 1977 (Liber 19817, Page 348); the entry notes this deed was in pursuance of Land Contract dated April 23, 1955.⁶

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 14A, dwelling 270, for Nellie Brandes and daughter; 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.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 17, dwelling 175, for Nellie Brandes and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 18 of 58; United States. National Archives and Records Administration.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

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

Criterion A — Community Planning and Development: Built in 1920 at the exact start of the district's period of significance, this Craftsman cottage represents the established residential foundation that existed in Flat Rock two years before Ford built the Lamp Plant. Together with adjacent properties at 26057 and 26067 E. Huron River Drive — also c. 1920 Craftsman cottages — this dwelling documents a cohesive cluster of quality early twentieth-century housing along the Huron River corridor, establishing the residential character and community infrastructure that would later attract Ford's Village Industries investment.

Criterion C — Architecture: The catslide roof is the distinctive architectural feature, creating an asymmetrical profile that distinguishes this cottage from the standard side-gabled and front-gabled Craftsman forms elsewhere in the district. The long, sweeping front roof plane with paired dormers, enclosed porch clad in vertical wood clapboard, and 1.5-story massing represent a well-composed variation on Craftsman design principles. The retention of vertical wood clapboard on the enclosed porch — whether original or early — preserves a material distinction increasingly rare in the district's re-sided housing stock.

Integrity Assessment: The property retains integrity in six of seven aspects. The catslide roof profile, paired front dormers, enclosed porch with vertical wood clapboard, 1.5-story massing, window openings, and overall Craftsman configuration remain intact and legible. Materials integrity is diminished by vinyl siding on the main block and aluminum replacement windows, though the concrete block foundation, roof structure, vertical clapboard porch cladding, and dormer framing survive from original or early construction. The matching detached garage, period-style street lamp, East Huron River Drive setting, and residential neighborhood context preserve the early twentieth-century site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its 1920 construction date and distinctive Craftsman cottage character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0247_301; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26083 E. Huron River Drive [612 Huron River Drive]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0250_000 Lot 250 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093854	Long: -83.290608	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1864
Architectural Style	Colonial Revival
Building Form	Two-story rectangular house
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	Hounshell House (parts of house moved to current site)			
Current/Common Name	Single-family residence			
Historic/Original Owner	J.A.B Wolven (most likely)			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1.5-story vernacular cottage presents a complex, irregular massing to East Huron River Drive from a stone and concrete foundation. The building is confirmed as two separate houses joined into a single dwelling — physical evidence observed during interior renovations documents the seam where the structures were united. The narrower, lower side-gabled wing extending to the east is the original c. 1864 structure, while the taller front-gabled section facing the street was the later addition that expanded the dwelling and reoriented its primary facade toward the road. The junction of these volumes produces the complex roofline of intersecting gable planes clad in dark asphalt shingles.

White aluminum siding sheathes the entire exterior, unifying the two volumes under a single material treatment that covers original cladding and conceals the exterior evidence of the join. The horizontal lap profile preserves a traditional appearance. Interior framing, however, retains physical evidence of the composite construction visible during renovation work. The stone and concrete foundation at grade may reflect differing construction techniques between the original and added sections.

Aluminum double-hung sash windows with dark decorative shutters are distributed across the facade in a somewhat irregular arrangement that reinforces the composite character of the building. The front-gabled section displays windows at both the main floor and the upper half-story beneath the gable peak, while the side-gabled wing carries windows at the main level with smaller upper-story openings. A small front-gabled entry vestibule projects from the junction of the two volumes, sheltering the main entrance with a simple peaked roof and dark-sided walls.

No garage or outbuildings are present on the property. Multiple vehicles parked in a paved driveway along the east side of the dwelling indicate contemporary site use. Mature trees frame the property and contribute to the established residential setting.

The overall impression is of one of the oldest surviving structures in Flat Rock — predating both the district's 1920 period of significance and the Dr. Robert Turner house (c. 1876) by over a decade — whose irregular massing and complex roofline document a confirmed composite origin from two joined dwellings. The narrower eastern wing preserves the original c. 1864 structure, while the taller front-gabled addition reoriented and expanded the residence, together recording successive construction campaigns spanning the Civil War era and its aftermath.

History of the Resource

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

Renselaer Wallace and Aurette Wallace, his wife, conveyed Lots 52 and 53 [historical lot numbers] to Romeyn B. Murray by Warranty Deed for \$250 on May 1, 1852, recorded April 9, 1861. R. B. Murray (Romeyn B. Murray) and Mary Ann, his wife, conveyed Lots 52 and 53 to Zelinda Gessly by Warranty Deed for \$300 on October 13, 1854, recorded April 10, 1861.¹

John F. Gesley and Zelinda, his wife, conveyed Lots 52 and 53 to James L. Farnham by Warranty Deed for \$250 on April 1, 1860, recorded January 10, 1861; James L. Farnham and Mary, his wife, took out a mortgage from Zelinda Gesly in the amount of \$200 on April 1, 1860, recorded September 7, 1860, on Lots 52 and 53; James L. Farnham and Mary S., his wife, conveyed Lots 52 and 53 to Fredric N. Francis by Warranty Deed for \$186 on January 7, 1861, recorded January 7, 1861.²

William H. Hooper and Elizabeth J., his wife, conveyed Lots 52 and 53 to Joseph A. B. Wolvin by Warranty Deed for \$800 on March 14, 1864, recorded May 5, 1864; Joseph A. B. Wolven took out a mortgage from William H. Hooper in the amount of \$700 on March 14, 1864, recorded June 29, 1864, on Lots 52 and 53; the mortgage was assigned by the mortgagee to Richard Smithson.³

Joseph A. B. Wolven and Susan M., his wife, took out a mortgage from Ursula Harrison in the amount of \$600 on July 8, 1870, recorded July 8, 1870, on Lots 52 and 53; the mortgage was assigned by a will of said Ursula Harrison to Mrs. Mary Williams, then assigned by Mary Williams to Mrs. William Jacob Heck, and then assigned by Jacob Heck to Charles Kirchgessner.⁴

A Notice of Mortgage Sale on Lots 52 and 53 was filed on December 15, 1876, with evidence of sale attached. Joseph A. B. Wolven and Susan M., his wife, took out a mortgage from Alice Vreeland in the amount of \$400 on September 25, 1875, recorded September 27, 1875, on Lots 52 and 53.⁵

J. A. B. Wolven and Susan M., his wife, by Deputy Sheriff, conveyed Lots 52 and 53 to Charles Kirchgessner by Sheriff's Deed for \$900 on March 22, 1877, recorded April 20, 1878. A second Sheriff's Deed for \$900 was also recorded on March 27, 1877.⁶

Charles Kirchgessner and Catharine, his wife, conveyed Lots 52 and 53 to William H. Boyd by Quit Claim Deed for \$1,036 on April 18, 1878, recorded May 1, 1878; William H. Boyd and Lucy C., his wife, conveyed Lots 52 and 53 to J. A. B. Wolven by Quit Claim Deed for \$1 on April 19, 1878, recorded May 1, 1878; J. A. B. Wolven and Susan M., his wife, took out a mortgage from William H. Boyd in the amount of \$1,000 on April 24, 1878, recorded May 1, 1878, on Lots 52 and 53.⁷

J.A.B. Wolven and Susan M., his wife, conveyed Lots 52 and 53 to William H. Boyd by Warranty Deed for \$1,000 on July 27, 1886, recorded September 13, 1886; J. A. B. Wolven and Susan M., his wife, also conveyed Lots 52 and 53 to William H. Boyd by Warranty Deed for \$45 on November 30, 1886, recorded March 1, 1887, covering Lot 54.⁸

William H. Boyd and Lucy C., his wife, conveyed Lots 52 and 53 to George H. Sanders by Warranty Deed for \$900 on August 20, 1896, recorded September 4, 1896; George H. Sanders and Mary E., his wife, conveyed Lots 52, 53, 54, and 55 to Francis M. Reid by Warranty Deed for \$600 on September 4, 1904, recorded September 20, 1904.⁹

Francis E. Reid and Nettie L., his wife, conveyed Lots 52 and 53 to Benjamin F. Cornwall and Georgia, his wife, by Warranty Deed on March 20, 1918, recorded March 25, 1918; Francis E. Reid and Nettie L., his wife, had earlier conveyed Lots 52, 53, 57, and 58 to Francis E. Reid by Warranty Deed on July 22, 1916, recorded July 30, 1917; Benjamin F. Cornwall and Georgia Cornwall, his wife, conveyed the east 44 feet of Lot 53 to John W. Vincent by Warranty Deed on July 10, 1920, recorded August 11, 1920.¹⁰

The Estate of John W. Vincent, deceased, entered probate; The heirs were identified as Verona J. Vincent, wife; Nellie L. Brandes, daughter; and George C. Vincent, son; the inventory filed recites the east 44 feet of Lot 53.¹¹

Verona J. Vincent, widow of John W. Vincent, and George C. Vincent and Ethel, his wife, conveyed an undivided one-third of the easterly 44 feet of Lot 53 to Nellie L. Brandes by Quit Claim Deed on May 1, 1937, recorded July 29, 1937. Nellie L. Brandes and Harold A. Mills and Marie K., his wife, conveyed an undivided one-third of the easterly 44 feet of Lot 53 by Quit Claim Deed on July 1, 1937, recorded July 29, 1937.¹²

Nellie L. Brandes conveyed the easterly 44 feet of Lot 53 to John C. Near by Quit Claim Deed on July 5, 1938, recorded July 7, 1938. John C. Near and Mary L., his wife, conveyed the easterly 44 feet of Lot 53 to Nellie L. Brandes and Ruth E. Brandes, or the survivor as joint tenants, and not as tenants in common or otherwise, by Quit Claim Deed on July 6, 1938, recorded July 7, 1938.¹³

Benjamin F. Cornwell and Georgia, his wife, conveyed Lots 52 and 53 to F. A. Lautenschlager and Lillie E., his wife, by Warranty Deed on May 27, 1922, recorded June 5, 1922.

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

² Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

³ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁴ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁵ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁶ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁷ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁸ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

¹⁰ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

¹¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

¹² Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

¹³ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

In 1925, Benjamin F. Cornwell owned part of lot 6 of Block 18 in the Village of Flat Rock, and the residence thereon, 612 E. Huron River Drive.¹⁴ In 1939, Harold & Forence Cornwell and family were living at 26083 EHRD.¹⁵ In 1940, Harold & Florence Cornwell and son were living at 26083 E. Huron River Drive, and employed as a salesman for electrical appliance.¹⁶ In 1950, Oliver & Estelle Kane and children resided at 26083 E. Huron River Drive; and Oliver & Estelle worked as Carpet Layer for a Carpet retailer.¹⁷

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture. The property may warrant further evaluation for Individual Eligibility based on its exceptional age.

Criterion A — Community Planning and Development: Built c. 1864 during the Civil War, this is potentially the oldest surviving structure in Flat Rock, predating the district's period of significance by fifty-six years and Ford's Village Industries program by over six decades. The dwelling documents Flat Rock's earliest residential development during Michael Vreeland's agricultural village period, when the community was a small rural settlement along the Huron River. Physical evidence observed during interior renovations confirms the building as two separate houses joined into a single dwelling — the narrow eastern wing being the original c. 1864 structure, with the taller front-gabled section added later. This confirmed composite history provides direct evidence of the community's incremental growth and the pragmatic adaptation of existing housing stock that characterized rural Michigan communities throughout the nineteenth century. The property's survival through the entire span of Flat Rock's development — from Civil War-era agricultural village through Village Industries transformation to postwar suburban expansion — provides unmatched continuity within the district.

Criterion C — Architecture: The irregular 1.5-story form with complex intersecting gable roofline represents mid-nineteenth-century vernacular residential construction in rural southeastern Michigan. The confirmed composite massing — the narrow eastern wing preserving the original c. 1864 dwelling and the taller front-gabled section representing a subsequent addition — documents construction practices and housing adaptation patterns from the Civil War era and its aftermath. Interior framing evidence observed during renovations physically confirms the join between the two structures. Despite aluminum siding and replacement windows, the complex form, irregular massing, and 1.5-story profile remain legible as pre-twentieth-century residential architecture fundamentally distinct from the district's later housing stock.

Integrity Assessment: The property retains integrity in five of seven aspects. The complex irregular massing, intersecting gable rooflines, 1.5-story profile, entry vestibule, and confirmed composite form remain intact and legible as mid-nineteenth-century residential construction. Materials integrity is significantly diminished by aluminum siding and replacement windows, and workmanship evidence is largely concealed beneath modern cladding — though the stone and concrete foundation, overall structural frame, and interior framing documenting the join survive from original construction. The East Huron River Drive setting, mature trees, and established residential context preserve the property's historic location and neighborhood character. Location, design, setting, feeling, and association remain strong, with the building's exceptional age, confirmed composite origin, and distinctive form conveying its mid-nineteenth-century origins and its role as one of Flat Rock's earliest surviving dwellings.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0250_000; citing records held by the City of Flat Rock.

¹⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1925," arranged by subdivision; pg. 14, entry for Benjamin F. Cornwell; 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 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 14A, dwelling 269, family ,Harold & Florence Cornwell 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.

¹⁷ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 17, dwelling 174, for Oliver & Estelle Kane and children; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 18 of 58; United States. National Archives and Records Administration.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26091 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0252_300 Lot 252 & 253 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093961		Long: -83.290742		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1916
Architectural Style	American Foursquare/Prairie School influence
Building Form	2 Story Rectilinear
Roof Form	Hip roof w/enclosed porch
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1916-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic/Original Owner	Daniel & Saphrona McDonald			
Historic Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This two-story American Foursquare with Prairie influence presents a cubic, box-like massing to East Huron River Drive from a concrete block foundation. The full two-story height and square plan — the hallmark of the Foursquare type — create a commanding street presence among the predominantly 1- and 1.5-story cottages along this stretch of the corridor.

The hipped roof clad in gray asphalt shingles caps the cubic mass with the low, broad profile characteristic of both the Foursquare type and Prairie-influenced design. A hipped dormer punctuates the front roof slope, providing light and ventilation to attic space. The wide eave overhang reinforces the horizontal emphasis associated with Prairie styling.

Gray vinyl siding sheathes the exterior walls, covering original cladding but preserving the wall plane and the cubic proportions essential to the Foursquare form. The concrete block foundation is visible at grade, typical of late 1910s residential construction in the district.

Aluminum double-hung sash windows are arranged across the facade in a regular pattern — paired or single units on both stories maintaining the balanced, symmetrical fenestration characteristic of the Foursquare type. The window arrangement on the upper story aligns with openings below, reinforcing the orderly, rational composition.

A full-width front porch extends across the ground floor, sheltered beneath a separate hipped or shed roof supported on simple posts. The porch provides the informal transition between public sidewalk and private interior that was central to early twentieth-century residential design. Concrete or wood steps with a simple railing lead from grade to the porch deck.

A detached garage stands at the rear of the property, accessed from the side driveway. Period-style street lamps along the sidewalk edge and mature deciduous and ornamental trees — including a prominent purple-leafed specimen — frame the property and contribute to the established residential character of the streetscape.

The overall impression is of a substantial, well-proportioned 1916 American Foursquare whose cubic massing, hipped roof with dormer, full-width porch, and two-story height represent the largest and most imposing dwelling type within this cluster of early twentieth-century housing along East 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

Daniel McDonald and Saphrona E. McDonald received Lot 51 from Lee A. Hood and Amanda Hood, his wife, by Warranty Deed for \$2,300 on September 23, 1916, recorded October 12, 1916; Charles L. Moss, a widower, conveyed Lot 51 to Lida Neifert, Kate Stumpmeier, Ruth McNeil, and Esther Gildersleeve, heirs of Sophrona A. Moss, as tenants in common, by Quit Claim Deed on March 9, 1932, recorded March 12, 1932.¹

The Estate of Sophrona Moss, deceased, entered probate on March 14, 1932; the heirs were identified as Charles Moss, husband; Lida M. Neifert, daughter; Kate Stumpfire, daughter; Esther Gildersleeve, daughter; and Ruth McNeil, daughter; the July 19, 1932, inventory filed recites Lot 51.²

Marie K. Mills conveyed Lot 51 to Lida M. Neifert, Kate Stumpfire, Esther Gildersleeve, and Ruth McNeil by Quit Claim Deed on March 6, 1939, recorded March 7, 1939. An Affidavit of Louise Keenan, recorded March 7, 1939, stated that on April 23, 1908, when the Warranty Deed was executed, Ulric J. Longprey was a single man; an Affidavit of Lida Neifert, also recorded March 7, 1939, stated that Daniel and Saphrona E. McDonald, grantees in a prior deed, were at the time said deed was made husband and wife; that Daniel McDonald is now dead, having died on June 3, 1927; that during the year 1929, Saphrona E. McDonald married Charles Moss; and that Saphrona E. McDonald and Sophrona Moss, who died March 2, 1932, were one and the same person.³

Marie Louise Keenan conveyed Lot 51 to Lida M. Neifert, Kate Stumpfire, Esther Gildersleeve, and Ruth McNeil by Quit Claim Deed on March 10, 1939, recorded March 13, 1939; Lida M. Neifert, Kate Stumpfire, Esther Gildersleeve, and Ruth McNeil conveyed Lot 51 to Herman Bloom and Florence D., his wife, by Warranty Deed on March 17, 1939, recorded March 22, 1939, subject to the sewer easement.⁴

In 1939, Elmer & Edna Meyers and family were living at 26091 Huron River Drive.⁵ In 1940, George & Dorothy White and sons were living at 26091 E. Huron River Drive, and employed as a car inspector for railroad.⁶ In 1950, Allan & Vera Cook and children resided at 26091 E. Huron River Drive; and Allan worked in Maintenance at a Chemical Plant.⁷

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

² Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985

³ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁴ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

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 14A, dwelling 268, family ,George & Dorothy White and sons; 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 17, dwelling 173, for Allan & Vera Cook and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 18 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.

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

Criterion A — Community Planning and Development: Built in 1916 at the exact start of the district's period of significance, this American Foursquare represents the most substantial dwelling type within the cluster of c. 1920 residences along East Huron River Drive — joining adjacent Craftsman cottages at 26057, 26067, and 26077 in documenting the established residential foundation that existed two years before Ford built the Lamp Plant. The full two-story height and generous proportions indicate construction for an economically established family, possibly a professional, merchant, or property owner, demonstrating the social and economic diversity of Flat Rock's pre-Village Industries residential community.

Criterion C — Architecture: The American Foursquare was one of the most popular and practical house types of the early twentieth century, providing maximum interior space within an economical cubic footprint. This example's Prairie-influenced detailing — the low hipped roof with wide eave overhang, hipped dormer, horizontal emphasis, and full-width porch — reflects the Midwestern adaptation of Prairie design principles that distinguished the best Foursquare examples from plainer iterations. The two-story cubic massing and hipped roof create a formal, commanding presence that contrasts with the lower Craftsman cottages flanking it, documenting the range of housing types and economic levels represented along the corridor.

Integrity Assessment: The property retains integrity in six of seven aspects. The cubic two-story massing, hipped roof with dormer, wide eave overhang, full-width front porch, symmetrical fenestration, and overall Foursquare form remain intact and legible. Materials integrity is diminished by vinyl siding and aluminum replacement windows, though the concrete block foundation, hipped roof structure with dormer, and porch framing survive from original c. 1916 construction. The rear detached garage, period-style street lamp, mature trees, East Huron River Drive setting, and residential neighborhood context preserve the early twentieth-century site organization. Location, design, workmanship, setting, feeling, and association remain strong, allowing the property to convey its 1916 construction date and its role as the most substantial dwelling within this early residential cluster.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0252_300; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26095 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0254_000 Lot 254 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094045	Long: -83.290900			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1946
Architectural Style	Minimal Traditional
Building Form	1 Story Rectilinear
Roof Form	Side-gabled with projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl
Window Type	Picture & Double-hung sash
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture			
Period(s) of Significance	1944-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	Single-family residence			
Historic/Original Owner	Charles H. and Mamie L. Atkins			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26095 E. Huron River Drive is a single-story Minimal Traditional residence constructed c. 1944 during the wartime period of Flat Rock's development. The dwelling presents a side-gabled main block with a prominent front-gable wing projecting forward on the right (east) side, creating an L-shaped footprint characteristic of the Minimal Traditional style. The side-gabled roof and front-gable projection are covered with asphalt shingles at a moderate pitch, and a brick chimney rises from the main roof ridge near the intersection of the two gabled volumes.

Exterior walls are clad in vinyl siding applied over the original frame construction. The siding is painted a deep red with white-painted corner boards, fascia, and window trim providing contrast — a color scheme that, while not necessarily original, maintains a traditional residential appearance. The vinyl cladding obscures the original wall material, which was likely wood clapboard or similar horizontal siding typical of wartime construction. The concrete block foundation is plainly visible along the east (right) elevation, rising approximately two feet above grade and exhibiting the standard coursed block construction common to mid-1940s residential building in the Flat Rock area. Small glass block basement windows are set into the foundation wall on the east elevation, indicating a partial or full basement below.

Fenestration consists entirely of aluminum replacement double-hung windows in one-over-one configuration. The front-gable wing features paired double-hung units on the primary (south-facing) elevation and a single double-hung window in the upper gable field. The main block displays single double-hung units on the front facade flanking the entry, and additional single units are visible on the east elevation at both first-floor and gable levels. Window openings appear to retain their original proportions and spacing despite the replacement sash, maintaining the modest, regularly spaced fenestration pattern characteristic of the Minimal Traditional style.

A covered porch with simple square posts on a concrete slab shelters the recessed entry at the junction of the main block and projecting wing. The porch roof extends from the main block eave, creating an intimate sheltered transition between exterior and interior. Concrete steps with a metal railing provide access from grade. No garage or outbuildings are present on the property; the gravel driveway along the east side terminates without a dedicated parking structure.

History of the Resource

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

Emilie Young conveyed Lot 254 to Charles H. Atkins and Mamie L., his wife, by Warranty Deed for \$1 and other consideration on June 30, 1944, recorded July 7, 1944 (Liber 7081, Page 8).¹

In 1950, C.H. Atkins resided at 26095 E. Huron River Drive; and C.H. worked as Dentist at Dental Office.²

The Estate of Charles H. Atkins, also known as Charles Atkins, deceased, was filed as a Probate File, File #478939, on September 28, 1959, pertaining to Lot 254; the inventory was filed December 21, 1959. Heirs include: Donald W. Hubbard, Norman A. Hubbard, Wayne W. Hubbard, and Douglas J. Hubbard.³

Beulah Lezotte and Elizabeth McWebb, as Co-Administratrixes of the Estate of Charles H. Atkins, also known as Charles Atkins, deceased, conveyed Lot 254 to Andrew Bodary and Ellen, his wife, by Co-Administratrix's Deed for \$7,500 on August 10, 1962, recorded November 13, 1962 (Liber 14902, Page 869).⁴

Ellen B. Bodary, survivor of herself and her deceased husband Andrew Bodary, whose death certificate is recorded in Liber 19196, Page 939, conveyed Lot 254 to Mary Ellen Bodary and Lawrence Alden Bodary, as Trustees under Agreement dated December 31, 1976, by Quit Claim Deed on December 24, 1976, recorded January 25, 1977 (Liber 19634, Page 918).⁵

Lawrence Alden Bodary, Mary Ellen Bodary, and Lawrence Alden Bodary as "Trustees," executed the Bodary Children Management Trust Agreement for the benefit of assigns and heirs of "Settlers," namely Charles Emerson Bodary, James Lynn Bodary, Mary Ellen Bodary, Daniel Andrew Bodary, and Alan Richard Bodary, on December 1, 1976, recorded February 15, 1977 (Liber 19651, Page 732), pertaining to Lot 254 et al.⁶

A Memorandum of Land Contract by and between Mary Ellen Bodary and Lawrence Alden Bodary, as Trustees under a Trust Agreement dated December 1, 1976 (Sellers), and Luigi Fiorelli and Jeanine Fiorelli (Purchasers), was recorded on December 1, 1985, recorded December 18, 1985 (Liber 22616, Page 577), pertaining to Lot 254. The entry notes a Memorandum of Land Contract dated December 5, 1985.⁷

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 17, dwelling 172, for C.H. Atkins; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-N?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45>; accessed 27 July 2025), FHL#108990835, image 18 of 58; United States. National Archives and Records Administration.

³ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁴ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁵ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁶ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁷ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at 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. 1944 Minimal Traditional residence is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development. The wartime construction date places this property within the middle phase of Flat Rock's transformation from Michael Vreeland's agricultural village into a suburban-industrial center anchored by the Ford Motor Company Lamp Factory. Wartime-era housing in Flat Rock reflects the sustained demand for worker housing even during the period when Ford's Village Industries operations were redirected toward defense production, demonstrating the community's continued residential growth throughout the district's 1920–1975 period of significance.

The Minimal Traditional style, with its compact footprint, simplified detailing, and efficient use of materials, was the dominant residential form of the late 1930s through mid-1940s, offering affordable homeownership to working-class families near industrial employment. The L-shaped plan with projecting front-gable wing and recessed porch entry is a characteristic Minimal Traditional configuration that provides visual interest within the style's economical framework.

The property retains integrity of location on its original site and design integrity through preservation of the side-gable-with-front-wing form, L-shaped plan, recessed porch, chimney, and overall massing. Materials and workmanship have been diminished by vinyl siding and aluminum replacement windows, though these alterations are reversible and the structural fabric remains intact. Setting is preserved through the property's relationship to neighboring residences along the E. Huron River Drive streetscape. Feeling and association remain strong, as the dwelling continues to convey its character as a modest wartime-era working-class residence within the Flat Rock community.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1944 construction date falls within the district's 1920–1975 period of significance, and the Minimal Traditional form remains legible despite material alterations. Sufficient integrity in location, design, setting, feeling, and association conveys the property's historic significance as wartime-era worker housing in Flat Rock's Village Industries community.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0254_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26123 E. Huron River Drive [South] and adjacent lot for parking		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0256_001 Lot 258 & 259 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094254	Long: -83.291458	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1946
Architectural Style	Mid-Century Modern Commercial
Building Form	1-story commercial building
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Brick masonry with stucco/concrete block additions
Foundation Materials	Concrete
Window Materials	Aluminum storefront
Window Type	Large plate glass windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Commerce; Transportation			
Period(s) of Significance	1946-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Fiorelli Restaurant - The ROC/Flat Rock Flash Cleaners			
Current/Common Name	Restaurant (Fiorelli - The ROC)			
Historic/Original Owner	Andrew & Ellen Bodary / Luigi & Jeanine Fiorelli			
Historic Building Use	Ice harvesting/storage facility, later laundromat/dry cleaners			
Current Building Use	Restaurant			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Andrew Bodary			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26123 E. Huron River Drive is a single-story commercial building occupying a prominent corner lot at the intersection of E. Huron River Drive, currently operating as a restaurant (Wize Guys Bistro / Salute). The building retains its original c. 1940s commercial block shell — a low-slung rectangular footprint under a flat roof with a slight parapet — beneath later cosmetic treatments applied during the restaurant conversion. The basic single-story massing, flat-roof profile, and overall commercial block form remain legible and intact.

Exterior walls of the original shell have been clad in EIFS or synthetic stucco finished in a warm yellow-tan color, with contrasting dark-painted fascia and trim along the roofline. A section of decorative stone veneer in earth tones has been applied to a portion of the front facade. These surface treatments obscure but do not replace the original wall construction; the underlying commercial shell remains structurally intact beneath the cosmetic overlay, analogous to vinyl siding applied over original cladding on residential properties within the district. The concrete foundation is visible at grade in limited areas.

The principal storefront opening on the front (south) facade occupies its original location, corresponding to the dry cleaning drop-off window from the building's decades of service as the Flat Rock Flash Cleaners. This opening, now fitted with commercial aluminum-framed plate glass, preserves the primary fenestration relationship established during the building's period of commercial significance. Additional window openings on the east elevation have been modified or introduced for the restaurant use. The most substantial physical alterations are the two entrance/patio additions — a projecting covered entrance with columned supports on the west end and an outdoor dining area on the east with decorative iron fencing and umbrella-shaded seating — which represent clearly identifiable later accretions rather than wholesale reconstruction of the original building.

The rear of the property slopes downward toward the Huron River, reflecting the site's historic relationship to the waterfront and its earlier function as an ice storage facility requiring direct access to the river for ice harvesting operations. Landscaping includes decorative boulder arrangements and ornamental plantings associated with the current restaurant use.

History of the Resource

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

Andrew Bodary and Ellen B. Bodary assembled the property through a series of acquisitions in 1944–1946, purchasing Lots 256, 257, 258, and 259 from multiple sellers including Harold A. and Marie K. Mills, August L. and Cora M. Bunte, and the State of Michigan. The Bodarys briefly shared an undivided half-interest in Lots 257 and 258 with Gerald and Doris Maskrey (1946) and took out a \$30,000 mortgage from F.W. Ritter Sons (1945) that resulted in a Sheriff's Deed foreclosure in 1949, though the Ritters subsequently quit-claimed the lots back to the Bodarys in 1951.¹

By the mid-1950s, the Flat Rock Flash Cleaners operation was established on the property. Merle A. Smith, Sr. and Jr. conveyed Lots 258 and 259, together with a metes-and-bounds strip along the western edges of Lots 256 and 257, to Flat Rock Flash Cleaners, Inc. in 1961. The business financed its operations through a series of mortgages from Newport State Bank and Trenton State Bank totaling over \$70,000 between 1967 and 1973, and the Bodarys conveyed their remaining interest in Lots 258 and 259 to Flat Rock Flash Cleaners, Inc. by Warranty Deed in 1967.²

Luigi and Jeanine Fiorelli acquired the property in 1974, purchasing Lots 258 and 259 with the associated portion of Lots 256 and 257 from both Merle A. Smith, Jr. and Flat Rock Flash Cleaners, Inc. for \$35,000. The Fiorellis subsequently acquired the remainder of Lots 256 and 257 from Ellen B. Bodary (survivor of Andrew) and the Bodary family trustees in 1978 for \$16,000, consolidating full ownership of all four lots.³

Statement of Significance/Recommendation of Eligibility

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

This c. 1940s commercial building is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Commerce. The property possesses exceptional historical significance spanning nearly two centuries of Flat Rock's development, with the surviving commercial block shell retaining sufficient integrity to convey its mid-twentieth-century associations.

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026

The site's earliest known significance dates to 1838, when the Gibraltar & Flat Rock Company excavated a canal at this location along the Huron River. This speculative venture, which ultimately failed, represents one of the earliest commercial development efforts in what would become Flat Rock, predating the community's incorporation. The property's rear slope toward the river's edge preserves the physical relationship to this early canal enterprise. Subsequently, the site served as an ice house or ice storage facility, exploiting direct access to the Huron River for commercial ice harvesting — a significant seasonal industry throughout southeastern Michigan in the nineteenth and early twentieth centuries. Both the canal and ice house operations predate the district's 1920–1975 period of significance but connect to the river's central role in Flat Rock's economic identity.

During the district's period of significance, the property operated as the Flat Rock Flash Cleaners from approximately the 1940s through the 1960s. This dry cleaning establishment served the growing residential community that developed around Ford's Village Industries Lamp Factory, representing the type of service-oriented commercial enterprise that supported the daily needs of Flat Rock's industrial workforce and their families. The Flash Cleaners operation documents the maturation of Flat Rock's commercial infrastructure as the community evolved from a company-centered industrial settlement into a self-sustaining suburban center with its own commercial district along E. Huron River Drive.

The property retains integrity of location on its original site and design integrity through preservation of the original commercial block shell — the flat-roof form, single-story massing, rectangular footprint, and principal storefront opening all survive intact beneath the cosmetic EIFS/stucco overlay. Materials and workmanship have been diminished by the surface re-cladding, decorative stone veneer, and replacement storefront glazing, though the original structural shell remains intact and the primary storefront opening retains its historic location. Setting is preserved through the property's prominent corner-lot position within the E. Huron River Drive streetscape and its physical relationship to the Huron River at the rear. Feeling and association remain strong; the building continues to read as a mid-century commercial establishment within Flat Rock's historic core, and the entrance/patio additions are identifiable as later accretions that do not obscure the original commercial form.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The original c. 1940s commercial block shell survives beneath cosmetic alterations, with the flat-roof form, single-story massing, and principal storefront opening retaining their historic configuration. The entrance/patio additions are clearly identifiable later accretions rather than wholesale reconstruction. The property's significance as a mid-century commercial establishment serving Flat Rock's Village Industries community, combined with the exceptional layered site history encompassing the 1838 Gibraltar & Flat Rock Company canal and the ice harvesting operation, make this a historically important property within the district. Sufficient integrity in location, design, setting, feeling, and association conveys the property's commercial significance within the district's 1920–1975 period of significance.

This property is **strongly recommended** as a **Contributing Resource** to the Flat Rock Historical District. The building represents exceptional historical continuity spanning both periods of district significance, from Vreeland's early industrial vision through Ford era commercial development to contemporary adaptive reuse. The property's associations with traditional river industries, postwar commercial development, and community gathering places make it an important component of the district's ability to convey the complete story of Flat Rock's evolution.

The building's location at the historic canal site provides unique connections to the earliest period of Flat Rock's industrial development, while its evolution through ice harvesting, service businesses, and restaurant use demonstrates the adaptability and continuity that have characterized successful commercial development in the community. The structure's continued function as a community gathering place maintains its role in Flat Rock's social and economic life while preserving its historical associations with riverfront commercial development.

The property effectively illustrates the practical utilization of the Huron River's resources and strategic location that have driven Flat Rock's development from Vreeland's time through the Ford era to the present, making it a vital contributor to the district's historical significance and community character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0256_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26131 E. Huron River Drive [South]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0260_000 Lot 260 & 261 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094431	Long: -83.291458	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1854
Architectural Style	Greek Revival
Building Form	2 Story Rectilinear
Roof Form	Front-gabled main block with side wing
Roof Materials	Standing Seam
Exterior Wall Materials	Vinyl siding
Foundation Materials	Stone/concrete
Window Materials	Wood/Aluminum
Window Type	Double-hung sash with decorative shutters
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Architecture; Commerce; Community Planning and Development			
Period(s) of Significance	1854-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	Lobdell House			
Current/Common Name	26131 E. Huron River Drive			
Historic/Original Owner	Lobdell family			
Historic Building Use	Single-family residence			
Current Building Use	Professional offices (Denis Budds [†])			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Commodore P. Chamberlin (likely)			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26131 E. Huron River Drive is a two-story Greek Revival residence constructed c. 1854, making it one of the oldest surviving buildings in Flat Rock and a rare physical link to the community's pre-industrial agricultural settlement period. The dwelling presents a front-gabled main block with a lower side wing extending to the east, a configuration characteristic of upright-and-wing houses that were among the most common Greek Revival dwelling forms in mid-nineteenth-century Michigan.

The front-gabled main block rises a full two stories under a steeply pitched roof clad in standing seam metal — a roofing material consistent with mid-to-late nineteenth-century practice and one that may represent either an original or early replacement installation. The roof terminates in a wide frieze band and returning eaves at the gable ends, a hallmark Greek Revival detail that evokes the pediment of a classical temple front. The wing section is set back and lower in height, covered by a separate gabled roof also clad in standing seam metal, and features its own entry door.

Exterior walls are clad in vinyl siding applied over the original frame construction, finished in a light blue with darker blue trim at the corners, window surrounds, and decorative shutters. The vinyl obscures the original cladding, which was almost certainly wood clapboard. Despite this material alteration, the proportional relationships, corner board detailing, and window trim profiles preserved beneath or replicated by the vinyl application maintain the Greek Revival character. The foundation is constructed of stone — likely local fieldstone — with some sections of concrete block that appear to represent later repair or reinforcement, a common condition in mid-nineteenth-century Michigan buildings that have been maintained over more than 170 years of continuous use.

Fenestration on the front (south) facade of the main block is symmetrically arranged in the Greek Revival manner: a center entrance door flanked by single windows on the first floor, with three evenly spaced windows on the second floor. The windows are a mix of original wood double-hung sash and aluminum replacement units, both in configurations consistent with the original openings. Window surrounds with projecting lintels and modest architrave trim are visible, contributing to the Greek Revival character even where replacement sash has been installed. The wing features additional double-hung windows in a simpler arrangement. The center entrance on the main block is accessed by a short flight of steps, with the doorway set within a simple surround consistent with vernacular Greek Revival detailing. No garage or outbuildings are present on the property; foundation plantings and a maintained lawn characterize the front yard.

History of the Resource

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

Commodore P. Chamberlin and Almeda S. Chamberlin conveyed Lot 49 to Alexander M. Arzeno by Warranty Deed for \$450 in June 1853 — a transaction likely representing the sale of the property with the newly constructed Greek Revival residence, consistent with the c. 1854 estimated construction date. Upon Arzeno's death, probate commissioners partitioned his estate among four heirs: Ann P. Vining, Catherine B. Rousson, Mary D. Willis, and Ada A. Stowe. Lot 49 was assigned to Mary T. Willis. Significantly, Hiram W. Lobdell served as Administrator of the Arzeno estate, a position that would have given him direct knowledge of the property and likely facilitated the Lobdell family's subsequent acquisition.¹

Hiram W. Lobdell and Phebe E., his wife, to Alex. M. Arzeno and Lewis A. Arzeno. Warranty Deed, consideration \$250. Dated April 12, 1871; recorded July 20, 1871. Liber 153, Page 514. Lot 288.²

The property remained in Lobdell family ownership for over a century; Phoebe Lobdell resided in the house until her death in 1927, after which it passed to her son Bradley N. Lobdell, who occupied the dwelling until his death in 1968. Sadie A. Lobdell, Bradley's widow, filed an affidavit in 1970 establishing her ownership, noting she and Bradley had held the land for thirty years but the original deed had been lost. She sold the property to Edwin Jolliffe by Land Contract for \$3,500 in 1970, with an \$18,500 balance remaining.³

Edwin and Catherine Jolliffe conveyed the lot to Denis W. Budds by Quit Claim Deed for \$34,500 in 1978.⁴ Budds financed the purchase through collateral assignments of the original Lobdell Land Contract involving William and Mary L. Budds and the Budds Pension Trust/Medical Corp. of Olga C. Hassler, each indebted to Budds in the amount of \$10,000.⁵ Denis Budds subsequently conveyed the property to Karen A. Wooten (later Karen A. Budds) through a series of Quit Claim Deeds between 1981 and 1984 reflecting their changing marital status, with final sole ownership vesting in Karen A. Budds in 1984.⁶

[This chain establishes continuous Lobdell family occupancy from at least the mid-nineteenth century through 1970 — roughly 120 years spanning Flat Rock's entire development from agricultural settlement through the Village Industries era. The Lobdell connection to the Arzeno estate administration suggests the family's roots at this address may extend to the property's earliest years, strengthening the case for individual eligibility under Criterion A as well as the Criterion C architectural significance already documented.]

In 1939, Bradley & Sadie Lobdell and family were living at 26131 HRD.⁷

Statement of Significance/Recommendation of Eligibility

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

This c. 1854 Greek Revival residence is recommended as Contributing to the Flat Rock Historical District and may also warrant consideration for individual eligibility under Criterion C for Architecture. The property is among the oldest surviving buildings in Flat Rock and represents a direct physical connection to the community's founding era — the agricultural village established along the Huron River decades before Henry Ford's Village Industries program transformed the area in the 1920s. The upright-and-wing Greek Revival form was the dominant domestic building type in southeastern Michigan during the 1840s–1860s settlement period, and this example's survival into the present provides essential context for understanding the full arc of Flat Rock's development from Vreeland-era agricultural village through Ford-era suburban-industrial center.

Under Criterion A for Community Planning and Development, the property documents the pre-industrial settlement pattern along E. Huron River Drive, where the earliest residents established homesteads oriented to the river and the road that followed its course. The dwelling was already seven decades old when Ford began construction of the Lamp Factory in 1922, and its continued presence throughout the district's 1920–1975 period of significance demonstrates the layered

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **LOWER BROWNSTOWN** > Platted/Unplatted: **SECTION 6 (pt. of Flat Rock)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Set of maps and indexed detailed records, 34 pages.

² Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

³ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985; Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁴ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁵ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

⁶ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 6, T5S R10E, 1827 – 1985.

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

character of Flat Rock's built environment — a community where mid-nineteenth-century vernacular architecture coexisted with the Minimal Traditional cottages, Ranch houses, and mid-century commercial buildings that the Village Industries program generated.

Under Criterion C for Architecture, the property is a well-preserved example of the upright-and-wing Greek Revival house form that characterized Michigan's settlement-era domestic architecture. Character-defining features include the front-gabled two-story main block with returning eaves at the gable, the lower side wing, symmetrical fenestration with center entrance, standing seam metal roofing, and surviving wood window sash with Greek Revival trim profiles. The standing seam roof is itself a notable feature, representing a roofing technology widely used in nineteenth-century Michigan that has become increasingly rare as properties have been re-roofed with modern materials.

The property retains integrity of location on its original site along E. Huron River Drive, where it has stood for over 170 years. Design integrity is strong: the upright-and-wing form, front-gable massing, returning eaves, symmetrical facade composition, standing seam roof, and Greek Revival window surrounds all survive intact. Materials and workmanship have been diminished by the application of vinyl siding over the original cladding and by the introduction of aluminum replacement windows alongside the surviving wood sash, though the standing seam metal roof, stone foundation, and remaining wood windows preserve significant original material. Setting is maintained through the property's position on E. Huron River Drive within the historic residential corridor. Feeling and association are strong — the dwelling immediately reads as a mid-nineteenth-century house, its age and character clearly distinguishable from the surrounding twentieth-century residential fabric, reinforcing the layered historical narrative of the district.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District and may merit consideration for individual National Register eligibility under Criterion C. The c. 1854 construction date makes this among the oldest surviving resources in Flat Rock, providing essential context for understanding the community's transformation from an agricultural settlement into a suburban-industrial center. The Greek Revival upright-and-wing form retains strong design integrity despite vinyl siding, with the standing seam metal roof, stone foundation, returning eaves, symmetrical facade, and surviving wood window sash preserving key character-defining features. Sufficient integrity in location, design, setting, feeling, and association conveys the property's architectural and historical significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0260_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	26151 E. Huron River Drive [South]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0263_000 Lot 263 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094598	Long: -83.292852	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1936
Architectural Style	Moderne/Art Deco Commercial
Building Form	2-story commercial building
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete
Window Materials	Steel casement/Aluminum replacement
Window Type	Multi-light steel casement windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Commerce; Health/Medicine			
Period(s) of Significance	1936-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Windows	Moved ☐ Date(s):
Historic Name	Doctor Proud's Office/Medical Building			
Current/Common Name	26151 E. Huron River Drive			
Historic/Original Owner	Dr. Robert H. Proud			
Historic Building Use	Medical office/Doctor's office			
Current Building Use	Multi-family residential (three apartments)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The building at 26151 E. Huron River Drive, historically known as the Proud Doctor's Office, is a two-story Moderne/Art Deco commercial structure constructed in 1936 during the mature period of Henry Ford's Village Industries program in Flat Rock. The building represents the specialized professional services infrastructure that developed to serve Flat Rock's established industrial community, embodying the community's evolution into a self-sufficient municipality capable of supporting diverse professional services including medical care for its growing population.

The structure exhibits the characteristic features of Moderne commercial architecture that gained popularity during the late 1930s and early 1940s, emphasizing clean geometric lines, horizontal emphasis, and modern materials that expressed confidence in technological progress and contemporary design principles. The building's design reflects the optimistic modernism that characterized American commercial architecture during the period when communities like Flat Rock were demonstrating the long-term viability of industrial development combined with quality community services.

The building's red brick masonry construction demonstrates substantial investment in permanent professional infrastructure during the early 1940s, when Flat Rock's established economy could support specialized services such as medical practice. The brick construction provides the solid, dignified appearance appropriate to professional medical practice while reflecting the quality building standards that characterized Flat Rock's development during the mature Ford era. The warm red brick color contributes to the building's welcoming professional character while demonstrating material choices that were both practical and aesthetically appealing.

The structure's two-story height and rectangular plan create efficient layouts for professional office use while maintaining a substantial street presence that reflects the importance of medical services within the community. The building's design incorporates the horizontal emphasis characteristic of Moderne architecture, with ribbon windows and clean lines that create the streamlined appearance valued by progressive professional practitioners during the early 1940s.

The fenestration pattern features multi-light steel casement windows that demonstrate the Moderne style's preference for industrial materials and horizontal glazing systems. The windows appear to include both original steel casement units and later aluminum replacements that maintain compatible proportions and configurations. The generous glazing provides abundant natural light for professional office activities while creating the modern, hygienic appearance that was essential for medical practice during the period.

The building's facade organization incorporates subtle Art Deco and Moderne detailing that creates visual interest while maintaining the dignified, professional appearance appropriate to medical practice. The flat roof with parapet creates the horizontal emphasis and modern profile that characterized progressive commercial architecture during the early 1940s, when streamlined design was associated with efficiency, hygiene, and technological advancement.

The structure's location on E. Huron River Drive places it within the established commercial corridor that had developed to serve Flat Rock's population during the Ford era. The building's construction in 1936 represents the community's continued growth and sophistication during the mature period of Ford's Village Industries program, when the community had achieved sufficient size and prosperity to support specialized professional services such as medical practice.

The building's conversion from medical office to multi-family residential use represents a practical adaptive reuse that preserves the structure's architectural character while providing contemporary housing within the historic commercial corridor. This conversion demonstrates the flexibility of well-designed commercial buildings to accommodate changing community needs while maintaining their essential architectural integrity and community function.

The building's design and construction reflect the confidence and prosperity that characterized Flat Rock during the early 1940s, when the community was proving the long-term success of Ford's Village Industries concept while developing the professional services infrastructure necessary for a complete, self-sufficient municipality. The structure represents the type of specialized building that enabled Flat Rock to maintain its attractiveness to residents while providing the quality services expected by a stable, prosperous industrial community.

History of the Resource

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

Alice M. Lobdell to Robert H. Proud — Warranty Deed, 1 &C, dated May 1, 1936, recorded May 4, 1936, document C 187630, Liber 4660 Page 324. Part of Lots 227 & 228, beginning at a point on the south side of Huron Street 62 feet east from the intersection of Huron & Church Streets; thence running south on a line parallel with said Church Street 132 feet; thence east parallel with the south side of Huron Street 4 feet; thence north parallel with said Church Street 132 feet to the south line of Huron Street; thence west on the south line of Huron Street 4 feet to the place of beginning. This remarkably

narrow parcel—only 4 feet wide and 132 feet deep—was evidently a boundary adjustment strip between the Lobdell and Proud holdings.¹

Alice M. Lobdell, widow, & Don W. Lobdell & Hallie Y. his wife to Robert H. Proud — Warranty Deed, 1 & C, dated February 19, 1936, recorded May 4, 1936, document C 187631, Liber 4660 Page 326. Lot 231 & North 132 feet of Lot 229, also with a right of egress and ingress westerly to Church Street over a 10-foot strip parallel with Huron Street and from 122 to 132 feet distant therefrom, to install sewers et al. The sewer access easement granted with this conveyance reflects the practical infrastructure needs of interior lots that lacked direct street frontage for utility connections.²

Robert H. Proud & Winifred M. his wife to The State Savings Bank of Flat Rock, a Michigan Corporation — Mortgage, \$3,500, dated June 12, 1936, recorded June 19, 1936, document A 369724, Liber 2916 Page 207. Discharge #A 618839, Liber 5985 Page 577. Lot 231 & North 132 feet of Lot 229; also part of Lots 227 & 228 as described in deed Liber 4660 Page 324; also the easement granted in deed Liber 4660 Page 326. Proud's mortgage encumbered all the property he had acquired from the Lobdells, including the 4-foot strip and the sewer easement.³

Alice M. Lobdell to Robert H. Proud & Winifred M. Proud — Mortgage, \$1,000, dated January 16, 1939, recorded May 9, 1939, document A 467450, Liber 3155 Page 116. Discharge #A 470371, Liber 805 Page 129. Lot 228 & part of Lot 227, having 62 feet on the Southerly side of Huron River Drive; thence on the East line parallel with Church Street Southwesterly 132 feet; thence 62 feet on a line parallel with Huron River Drive, 62 feet to the Westerly line of Church Street; thence Northerly along Church Street 132 feet to the point of beginning. This description—a rectangular parcel 62 feet wide and 132 feet deep at the corner of Huron River Drive and Church Street—represents the most commercially valuable frontage in the Lobdell holdings. Notably, the street is here designated "Huron River Drive" rather than "Huron Street," reflecting the road's renaming.⁴

Robert H. Proud and Winnifred M., his wife, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, in the amount of \$6,000 on August 5, 1942, recorded August 7, 1942 (Liber 6191, Page 508), on Lot 262. The entry notes Discharge #A722695, Liber 6828, Page 319.⁵

Robert H. Proud and Winifred M., his wife, conveyed Lot 262 to Flat Rock Medical Centre, a Michigan co-partnership, by Warranty Deed for love on June 30, 1956, recorded July 6, 1956 (Liber 13103, Page 98). A building restriction was noted.

Robert H. Proud, retiring partner, conveyed Lot 262 to Flat Rock Medical Centre, a Michigan co-partnership consisting of Russel Proud, M.D. and John W. Hillyer, M.D., by Quit Claim Deed for \$1 and other valuable consideration on June 28, 1963, recorded July 9, 1963 (Liber 15073, Page 376).⁶

Russel Proud, M.D. and John W. Hillyer, M.D., also known as Robin, his wife, conveyed Lot 262 to Flat Rock Medical Centre, a Michigan Co-Partnership, by Quit Claim Deed for \$1 and other valuable consideration on August 31, 1967, recorded September 18, 1967 (Liber 16411, Page 836).⁷

Robin Proud, married woman, wife of grantee herein, and Russel F. Proud, husband of grantor herein, exchanged a Quit Claim Deed on November 3, 1975, recorded November 18, 1975 (Liber 19258, Page 238), pertaining to Lot 262.⁸

Russel F. Proud and Patricia Anne, his wife, took out a mortgage from Peoples Bank in the amount of \$60,000 on November 3, 1978, recorded November 8, 1978 (Liber 20319, Page 710), on Lot 262; the entry notes Discharge reference to Liber 22022, Page 264.⁹

Russel F. Proud and Patricia Anne, his wife, conveyed Lot 262 to Charles J. Kromer and Janet L., his wife, by Warranty Deed for \$69,900 on May 22, 1984, recorded May 31, 1984 (Liber 22023, Page 826).¹⁰

Charles J. Kromer and Janet L., his wife, took out a mortgage from Peoples Bank & Trust in the amount of \$92,400 on May 22, 1984, recorded May 25, 1984 (Liber 22020, Page 227), on Parcel I: Lot 262 et al.¹¹

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

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

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

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

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63. [This is where the lot numbering system shifted from old to the new Flat Rock Assessor's Plat No. 5, May 1940]**

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁷ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁸ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

¹⁰ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

¹¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Statement of Significance/Recommendation of Eligibility

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

This c. 1936 Moderne commercial building at 26151 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development, Commerce, and Health/Medicine.

The building represents the specialized professional services infrastructure that emerged during Flat Rock's maturation under Ford's Village Industries program. By the mid-1930s the community had achieved sufficient size and stability to support a resident medical practice, eliminating the need for workers and families to travel to larger urban centers for healthcare. The structure's original function as a purpose-built medical office documents the diversification of Flat Rock's economic base beyond manufacturing into professional services — a marker of the community's evolution into a self-sufficient municipality capable of meeting the comprehensive needs of its industrial workforce.

The property retains excellent integrity across all seven aspects. The building remains on its original site within the E. Huron River Drive commercial corridor, and all essential Moderne/Art Deco characteristics survive intact: two-story massing, flat roof with parapet, horizontal emphasis, and original red brick masonry in excellent condition. Setting, feeling, and association are strong, with the building continuing to convey its professional character within the historic commercial fabric. The conversion from medical office to residential use represents a sensitive adaptive reuse that preserves the structure's architectural character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0263_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26209 E. Huron River Drive [430 Huron River Drive]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0263_000 Lot 265 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094844	Long: -83.292114	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1926
Architectural Style	Commercial Vernacular
Building Form	1-story Rectilinear
Roof Form	Flat w/ parapet
Roof Materials	Built Up
Exterior Wall Materials	Vertical Wood clapboard siding/Concrete block
Foundation Materials	Concrete/stone
Window Materials	Mixed original and replacement
Window Type	Double-hung sash and storefront windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Communications; Commer			
Period(s) of Significance	1926-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Motes Printing/The Huron Valley Sentinel/Leon's Heating & Air Conditioning			
Current/Common Name	26209 E. Huron River Drive			
Historic/Original Owner	James & Nora Motes			
Historic Building Use	Newspaper printing office (The Huron Valley Sentinel)			
Current Building Use	Mixed-use commercial/residential (apartment upstairs)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26209 E. Huron River Drive is a two-story commercial storefront building constructed c. 1926, situated on the east side of E. Huron River Drive within Flat Rock's historic commercial corridor. The building presents a rectangular footprint under a flat roof, oriented with its primary facade facing west toward the street. The 1929 Sanborn Fire Insurance Map confirms the building's presence and identifies its use as "PRINTING" with an electric motor, corroborating its function as the printing office for the Huron Valley Sentinel newspaper.¹

The primary (west) facade is clad in vertical board siding, likely a later application over the original wall material. A commercial storefront occupies the ground floor, featuring a central entrance with a paneled door set within a simple surround, flanked by display windows. A broad red fabric awning spans the storefront, sheltering the entrance and display area. The address "26209" is affixed to the storefront. The second floor presents a relatively plain facade with residential-scale replacement windows — a configuration typical of early twentieth-century commercial buildings where the upper story served as office space, storage, or living quarters for the proprietor. A window-mounted air conditioning unit on the second floor indicates continued upper-story use.

The side (south) elevation is constructed of brick, now painted white, and displays the building's full two-story mass rising directly from grade. The brickwork is laid in a common bond pattern. Second-floor windows on this elevation are irregularly spaced replacement units, with one appearing to be a smaller utility opening. A window air conditioning unit is also visible on this elevation. The brick wall extends to the rear without setback, and a metal railing and stairway along the left (south) side provide secondary access. The concrete foundation is visible at grade level along the side elevation.

The Sanborn map indicates the building was frame construction, two stories at the front with a one-story rear section, consistent with the current visible form. The "EL. MOTOR" notation documents the use of an electric printing press, reflecting the technological capacity of the Sentinel's operation during the late 1920s. The building's position on the 1929 Sanborn map, identified as 430 Huron River Drive, places it within the established commercial frontage of E. Huron River Drive.

¹ Sanborn Fire Insurance Map from Flat Rock, Wayne County, Michigan. Sanborn Map Company, Oct, 1929, image 3 of 3; imaged, Library of Congress (https://www.loc.gov/item/sanborn04008_001/ : accessed 25 August 2025).

History of the Resource

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

Nora M. Mote to Harry H. Heiss and Alma, his wife. Warranty Deed, consideration one dollar and other consideration. Dated October 6, 1926; recorded October 8, 1926. Reference: #937330. Lot 277 and west 15 feet of Lot 276.²

Estate of Nora M. Mote (sometimes known as Nora A. Mote), deceased. Probate File #199713. July 28, 1934. Heirs: James E. Mote, husband; Geraldine E. Mote, Vivian I. Mote, daughters. April 2, 1935, Inventory filed; Will recites: residue of estate to my husband James E., and appoints Union Trust Company executrix.³

In 1939, James Mote was living at 26209 HRD.⁴

Depositors Liquidation Corporation, a Michigan Corporation, discharged a mortgage from Nora A. Mote on June 28, 1944, recorded August 4, 1944 (Liber 7120, Page 385), pertaining to Lot 265. The entry references Mortgage D 1824, Page 244.⁵

Reconstruction Finance Corporation, by Attorney-in-Fact, assigned a mortgage to Depositors Liquidation Corporation, a Michigan Corporation, for \$1 on April 9, 1942, recorded March 11, 1944 (Liber 6921, Page 543), pertaining to Lot 265; the entry references Mortgage Liber 1824, Page 244.⁶

James E. Mote, widower, took out a mortgage from the State Savings Bank of Flat Rock, Flat Rock, Michigan, in the amount of \$1,500 on August 2, 1944, recorded August 4, 1944 (Liber 7120, Page 386), on Lot 265; the entry notes Discharge #B 55940, Liber 9451, Page 75.⁷

The Estate of James E. Mote, deceased, was filed as a Probate File, File #581,452, on January 4, 1968, pertaining to Lot 265. The inventory was filed October 7, 1968, and recites Lot 265.⁸

Harry F. Swan, Executor of the Estate of James E. Mote, deceased, conveyed Lot 265 to Wyandotte News Co., a Michigan Corporation, by Executor's Deed for \$12,500 on November 7, 1968, recorded November 21, 1968 (Liber 16851, Page 368).⁹

Wyandotte News Co. took out a mortgage from the National Bank of Wyandotte in the amount of \$13,750.20 on an unspecified date, recorded November 21, 1968 (Liber 16852, Page 291), on Lot 265; the entry notes Discharge J545742, Liber 19870, Page 391.¹⁰

Wyandotte News Co. conveyed Lot 265 to Panax of Wyandotte, Inc. by Quit Claim Deed for love on November 19, 1971, recorded December 20, 1971 (Liber 17932, Page 797).¹¹

Wyandotte News Co. conveyed Lot 265 to Earl D. Papkie and Mary E., his wife, by Land Contract for \$1,000 on April 7, 1970, recorded June 29, 1973 (Liber 18472, Page 331). The entry notes an additional sum of \$11,000 to be paid with interest.¹²

Earl D. Papkie assigned the Purchaser's Interest in the Land Contract dated April 7, 1970, pertaining to Lot 265, to Leon E. Simeck and Patricia H., his wife, for value on June 25, 1973, recorded June 29, 1973 (Liber 18472, Page 278).¹³

Panax Newspapers, Inc. conveyed Lot 265 to Leon E. Simeck and Patricia H., his wife, by Warranty Deed for on May 29, 1980, recorded November 6, 1980 (Liber 20999, Page 659).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 c. 1926 commercial building is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Commerce. The building's construction in the mid-1920s places it within the earliest years of Ford's Village Industries impact on Flat Rock, when the 1922 establishment of the Lamp Factory was

² Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

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

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 Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁷ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁸ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

¹⁰ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

¹¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

¹² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

¹³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

¹⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

catalyzing rapid community growth and creating demand for the institutional and commercial infrastructure necessary to serve an expanding population.

The building's documented use as the printing office of the Huron Valley Sentinel is of particular significance. A community newspaper represents one of the essential markers of municipal identity and self-sufficiency — the point at which a settlement achieves sufficient population, civic consciousness, and commercial viability to sustain a local press. The Sentinel served the Huron River valley communities during the critical decades of transformation driven by Ford's industrial presence, providing the news, advertising, and civic discourse that bound the community together during its period of most rapid growth. The newspaper's operation from this location through the mid-1940s spans the early and middle phases of the district's period of significance, encompassing both the initial Village Industries boom and the wartime industrial period.

The 1929 Sanborn map documentation of the printing operation with electric motor confirms the building's purpose-built commercial function and provides independent corroboration of its significance during the district's early period. The two-story commercial storefront form — with ground-floor business use and upper-story ancillary space — represents the standard small-town commercial building type that defined Flat Rock's developing business district along E. Huron River Drive during the 1920s.

The property retains integrity of location on its original site within the E. Huron River Drive commercial corridor. Design integrity is maintained through preservation of the two-story flat-roof commercial form, storefront configuration, and overall massing, which remain clearly legible as an early twentieth-century commercial building. Materials and workmanship have been diminished by the application of vertical board siding over the front facade, replacement windows, and the addition of the storefront awning, though the original brick construction is visible and intact on the side elevation. Setting is preserved within the historic commercial streetscape. Feeling and association remain strong — the building continues to read as a small-town commercial establishment, and its two-story massing, flat-roof profile, and storefront arrangement are consistent with its documented 1920s origins.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1926 construction date places it among the earliest commercial buildings erected during the Village Industries transformation, and its documented function as the Huron Valley Sentinel printing office gives it particular significance as the home of Flat Rock's community newspaper during the formative decades of the district's period of significance. The two-story commercial form remains legible despite facade alterations, with the original brick side wall, flat-roof profile, and storefront massing intact. Sufficient integrity in location, design, setting, feeling, and association conveys the property's commercial and civic 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_094_03_0263_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26217 E. Huron River Drive [South]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0266_000 Lot 266 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094942	Long: -83.292173			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1892
Architectural Style	Commercial Vernacular
Building Form	2 Story Rectilinear
Roof Form	Hipped
Roof Materials	Asphalt Shingles
Exterior Wall Materials	ConcreteBlock/ permastone/stucco
Foundation Materials	Concete
Window Materials	Aluminum
Window Type	Garage door (restored); fixed storefront; double-hung (second floor)
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Commerce; Industry			
Period(s) of Significance	c. 1892–1975 (within district's 1920–1975 period of significance)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Hip Roof ☐	Moved ☐ Date(s):
Current/Common Name	Blue Heron Trading Company			
Historic/Original Owner	Andrew & Amelia Reading			
Historic Building Use	Automobile garage, capacity 10 cars (c. 1925–c. 1940); tin shop (c. 1940–mid-twentieth century)			
Current Building Use	Residential Retail			

Survey Date	23 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

The property at 26217 E. Huron River Drive is a two-story commercial building constructed c. 1892, sited on the south side of E. Huron River Drive within Flat Rock's historic commercial corridor. The building presents a roughly rectangular footprint under a hipped roof clad in asphalt shingles, rising to a broad ridge. The hipped roof form distinguishes this building from the flat-roofed commercial blocks more typical of the streetscape and reflects a late-nineteenth-century commercial vernacular that blended residential and commercial architectural conventions.

The primary (north) facade is organized in the two-part commercial block format characteristic of small-town Main Street architecture: a commercial storefront at ground level and a more restrained upper story. The ground floor features a commercial storefront with large fixed display windows flanking a recessed central entrance with a glass-and-frame door. The storefront surround is finished in buff brick laid in a running bond pattern, with rusticated stone or stone-veneer accents applied at the base and along portions of the storefront, adding visual weight and texture at the pedestrian level. A flat metal band or fascia spans the full width of the facade above the storefront, establishing a visual break between the commercial ground floor and the upper story. Decorative iron scrollwork is mounted above the storefront band, and signage elements including a circular hanging sign identify the current commercial tenant.

The second story of the front facade is finished in a smooth tan or beige surface — likely stucco or parging over the original wall material — with two regularly spaced double-hung replacement windows set in simple surrounds. The hipped roof springs from just above the second-story window heads, with boxed eaves providing a modest overhang. A brick chimney is not visible from the primary elevation.

The side (east) elevation is finished in the same smooth tan surface treatment as the upper front facade, presenting a largely blank wall with minimal fenestration. A single window opening is visible on the second story of the side elevation. At the rear portion of the side elevation, utility connections and a service entrance are visible. The side elevation reveals the building's full two-story massing and confirms the hipped roof profile. The rear of the building steps down slightly, and an adjacent modern metal-clad structure abuts the western party wall.

The concrete foundation is visible at grade level, consistent with construction practices in the Flat Rock area. The overall massing — a compact two-story commercial block under a hipped roof — is consistent with late-nineteenth-century storefront construction in small Michigan communities, where buildings of this type served the commercial needs of agricultural villages before the advent of industrialization.

History of the Resource

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

Mahlon Reading and Fanny, his wife, to Andrew R. Reading and George M. Reading. Warranty Deed, consideration \$800. Dated April 27, 1870; recorded May 3, 1870. Liber 143, Page 249. Lot 285.¹

George M. Reading and Florence E., his wife, to Andrew Reading. Warranty Deed, consideration \$500. Dated May 15, 1874; recorded February 4, 1879. Liber 211, Page 206. Lot 285.²

Andrew R. Reading and Amelia C., his wife, to Adolph L. Wunch. Mortgage, consideration \$250. Dated June 7, 1892; recorded June 30, 1892. Liber 306, Page 605. Lots 285 and 286. Assigned to Ollie M. Matteson, Liber 46, Page 92, Assignments. Cancelled on face December 22, 1898, by Ollie M. Matteson.³

Andrew Reading, survivor of himself and Amelia C. Reading, his wife, to Fred W. Readell and Mary E., his wife. Quitclaim Deed, consideration one dollar and other consideration. Dated October 1, 1931; recorded November 18, 1931. Reference: Liber 4786. Lot 285.

216. Fred W. Readell and Mary E., his wife (also spelled Riedel, being one and the same person) to William Wallace Sr. and Marie, his wife, jointly. Warranty Deed, consideration one dollar and other consideration. Dated November 28, 1931; recorded December 16, 1931. Lot 285.⁴

Andrew R. Reading and Amelia C., his wife, to Gertrude C. Reading [his unmarried sister]. Warranty Deed, consideration one dollar and other consideration. Dated September 10, 1912; recorded March 28, 1936. Reference: #C 181330. Lot 285. [The twenty-four-year recording delay is extraordinary.]⁵

[Note: The Lot numbers change when Flat Rock Assessors Plat No. 5 is approved in 1940.]

Emaline Matthews, survivor of herself and Fred Matthews, conveyed Lot 266 and an easement for driveway across the rear of the southwesterly 15 feet of Lot 264 to Merell Page and Alfreda, his wife, by Warranty Deed for \$1 and other consideration on August 2, 1944, recorded August 4, 1944 (Liber 7121, Page 336).⁶

An Affidavit of Ernest M. Fugmann was recorded on December 10, 1945, recorded December 20, 1945 (Liber 7768, Page 509), pertaining to Lot 266 and the easement for driveway across to the rear of the southwesterly 15 feet of Lot 264. The affiant states that he surveyed said property and that he has been familiar with the owners and occupants during the past 20 years and upwards; that Merell Page and Alfreda Page, described as grantees in a Warranty Deed recorded in Liber 7121, Page 336, and their direct line of predecessors, including Fred L. Matthews and Emaline M. Matthews recorded in Liber 1582, Page 160, have been in open, distinct, and visible possession.⁷

Merell Page and Alfreda, his wife, took out a second mortgage from the Newport State Bank, a Michigan Banking Corporation of Newport, Michigan, in the amount of \$10,000 on August 20, 1947, recorded August 22, 1947 (Liber 8787, Page 633), on Lot 266 and an easement for driveway across to the rear or southwesterly 15 feet of Lot 264. The entry notes Discharge B 236203, Liber 10550, Page 148.⁸

Merell Page and Tom Charkas and Chrissa, his wife, conveyed Lot 266 to Tom Charkas and Chrissa, his wife, by the entireties, by Warranty Deed for \$1 and other consideration on September 12, 1950, recorded September 18, 1950 (Liber 10578, Page 329); the entry notes mortgages receivable.⁹

Statement of Significance/Recommendation of Eligibility

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

The property at 26217 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged.** Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

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

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

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

⁵ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

⁷ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁸ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Under Criterion A, this c. 1892 commercial storefront documents Flat Rock's commercial development during the late nineteenth century, when the community's economy was sustained by agriculture, milling, and related enterprises rooted in Michael Vreeland's 1834 village establishment. The building predates the onset of Ford's Village Industries program by three decades, representing the type of small-scale commercial infrastructure that served the community's needs before industrial transformation reshaped the local economy. Its survival along E. Huron River Drive demonstrates the enduring commercial viability of the corridor and the community's pattern of adapting existing commercial building stock to serve changing economic conditions across multiple periods of significance. The building's continuous commercial use from the 1890s through the present traces the full arc of E. Huron River Drive's evolution from an agricultural village main street through the Village Industries era into the post-industrial period.

Under Criterion C, the building is a representative example of the two-part commercial block form as applied to small-town storefront architecture in late-nineteenth-century Michigan. The two-story massing with ground-floor storefront, upper-story office or residential space, and hipped roof represents a characteristic building type that combined commercial function with efficient use of limited downtown frontage. The hipped roof form, unusual within the predominantly flat-roofed E. Huron River Drive commercial streetscape, suggests either a construction date predating the adoption of flat-roof commercial conventions or a deliberate design choice reflecting the building's position at the transition between commercial and residential zones. As one of the earliest surviving commercial structures in Flat Rock, the building provides architectural evidence of the community's commercial character before the Village Industries transformation.

The property retains integrity of location on its original site within the E. Huron River Drive commercial corridor. Design integrity is strong — the two-part commercial block organization, hipped roof massing, storefront configuration, and upper-story fenestration pattern remain clearly legible and express the building's original commercial design intent. The buff brick storefront surround and stone or stone-veneer base accents, while possibly representing later campaigns, maintain the visual hierarchy of the two-part commercial form. Materials and workmanship have been diminished by the stucco or parging treatment applied over the original upper-story wall material, replacement windows at the second floor, and the rusticated stone veneer additions at the base. The original wall material and construction techniques are obscured beneath the current surface treatments, though the underlying structural form appears intact. Setting is excellent within the historic E. Huron River Drive commercial streetscape, where the building maintains its intended relationship to the street, sidewalk, and surrounding commercial and residential development. Feeling and association remain strong — the building immediately reads as a late-nineteenth-century commercial storefront and conveys its long history of serving the community's commercial needs.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1892 construction date makes this one of the earliest surviving commercial buildings in Flat Rock, predating the Village Industries transformation and documenting the community's agricultural-era commercial character. The two-part commercial block form with hipped roof is a distinctive architectural type within the E. Huron River Drive streetscape. Despite material alterations including stucco/parging over original wall surfaces and replacement windows, the building retains strong integrity of location, design, setting, feeling, and association sufficient to convey its commercial and architectural significance across the full span of the district's 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_094_03_0266_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26249 E. Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0269_000 Lot 269 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095195	Long: -83.292658	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1850
Architectural Style	Folk Victorian/ Italianate influence
Building Form	2 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Stone/Concrete Block
Window Materials	Aluminum/Some Wood
Window Type	Bay Window/Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage or Shed& Shop

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Criterion A — Community Planning and Development; Commerce; Exploration/Settlement ALSO, Criterion C — Architecture			
Period(s) of Significance	c. 1851–1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	Hitchcock House			
Current/Common Name	26249 E. Huron River Drive			
Historic/Original Owner	James Vreeland/ Abner & Laura Hurd [Hard] / ME Church / Minerva Garretson/ Vaughn			
Historic Building Use	Residential; commercial (ladies shop c. 1882; pet shop and florist c. 1940s; various other			
Current Building Use	Residence/Shop			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26249 E. Huron River Drive is a two-story Folk Victorian residence with Italianate influences constructed c. 1851, sited on the south side of E. Huron River Drive within Flat Rock's historic commercial corridor. The building presents a front-gabled main block facing the street with a side wing extending to the east, creating an L-shaped plan. A small commercial shop building occupies the western portion of the same lot, and garage or outbuilding structures are located at the rear along the alley.

The primary (north) facade of the main block is dominated by an elaborately decorated front gable featuring applied vergeboard (gingerbread) ornament with scrollwork and pendant detailing — the most extensive surviving example of decorative woodwork on any building in the Flat Rock survey area. The gable apex contains a semi-circular or arched decorative panel framed by the vergeboard, creating a focal point that draws the eye upward from the street. Immediately below the gable, the second story features a projecting balcony with a decorative railing supported by paired columns or posts, sheltering a recessed entrance to the upper floor. The balcony treatment introduces an Italianate character to what is otherwise a vernacular gable-front form, suggesting the influence of pattern-book design on a mid-nineteenth-century Michigan builder.

At the first floor, a projecting bay window with three facets commands the front facade, providing the principal source of natural light to the front room. The bay is capped by a flat or shed roof and incorporates what appear to be original or early wood-framed windows. The main entrance is located adjacent to the bay window, sheltered by a columned entrance porch. The porch features slender columns supporting a flat roof, with detailing consistent with the building's Victorian-era decorative vocabulary.

The side (east) wing is lower than the main block, extending the building's footprint along the lot. The wing appears to be of frame construction under a gable or shed roof, with fenestration consisting of double-hung windows — a mix of surviving original wood units and aluminum replacements. The wing's massing and relationship to the main block are consistent with an original or very early addition rather than a later appendage.

The exterior walls are clad in vinyl siding over the original wood clapboard, obscuring the original wall material but preserving the building's volumetric form and decorative trim elements. The foundation is stone and concrete block, consistent with mid-nineteenth-century construction practices in the Flat Rock area. The front-gabled roof is clad in asphalt shingles. The elaborate vergeboard, balcony railing, and columned porch — all executed in wood — survive as the building's most significant character-defining features and appear to retain a high degree of material authenticity despite the vinyl siding application to the wall surfaces.

The adjacent small commercial shop building on the western portion of the lot is a one-story structure with a striped awning over a storefront entrance, currently in commercial use. This building's relationship to the main house — whether original, a later addition, or a separate construction [requires further documentation]. Outbuildings including a garage are located at the rear of the lot along the alley

History of the Resource

Provide information on previous owners, land use, 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 Vreelandt, Jacob Vreelandt, and Laura, his wife, to Joshua Howard and Phineas Davies. Warranty Deed, consideration \$17,000. Dated July 28, 1836; recorded July 30, 1836. Liber 14, Page 627. Lots 272 to 281, inclusive, 285 to 288, inclusive, et al. (Village Lots 104, 105, 110, and 111, mentioned in exception, are not of record.) See correcting deed, Liber 16, Page 123. Note that Lots 282, 283, and 284 were excluded from this conveyance, having been separately allotted in the Michael Vreeland estate partition.¹

James H. Forsyth and Charlotte F., his wife; Josiah Howard and Hephzibah P., his wife; Phineas Davis and Abigail, his wife, to Benjamin B. Kercheval and Peter Godfroy and Joshua Howard. Trust Deed, consideration \$1. Dated July 30, 1836; recorded August 16, 1836. Liber 15, Page 44. Same land as described in Deed Liber 14, Page 627. (Benjamin B. Kercheval, Joshua Howard, and Peter Godfroy as trustees of the Gibraltar & Flat Rock Company.) Confirmation on Lots 282, 283, and 284, et al.²

Estate of James Vreeland, deceased. Probate File #963. Sylvester Larned appointed Administrator. Report of Commissioner in Partition shows that Lot 282 was allotted to Lois Vreeland; Lot 283 to Laura E. Hard; and Lot 284 to Jacob E. Vreeland. This partition decree established the individual ownership of Lots 282, 283, and 284, which had been held as undivided shares through the Michael Vreeland estate.³

Abner Hard and Laura E., his wife, to John Loss. Warranty Deed, consideration \$65. Dated April 16, 1851; recorded May 13, 1851. Liber 41, Page 536. Lot 283.⁴

John Loss and Lucy, his wife, to R. Ransom, R. Curtis, D.C. Vreeland, J.L. Near, C.P. Chamberlin, James Horn, and Enoch Chamberlin (and their successors in office, trustees of the Methodist Episcopal Church of Flat Rock). Warranty Deed, consideration \$400. Dated January 4, 1854; recorded August 13, 1856. Liber 65, Page 346. Lot 283. This conveyance established a church property on Lot 283, with the trustees named individually as was customary for religious corporations in mid-nineteenth-century Michigan.

The 1860 Map of Wayne County (Michigan) with the Flat Rock detail callout shows there is a structure on this lot.⁵

John L. Near, David Wallace, Charles W. Langs, Charles C. Hitchcock, Henry Wagar, and Gardner Thorn, trustees of Methodist Episcopal Church at Flat Rock, to Minerva Garretson. Warranty Deed, consideration \$800. Dated December 9, 1881; recorded February 16, 1883. Liber 240, Page 478. Lot 283. The church trustees conveyed Lot 283 out of religious use, with six trustees named individually.⁶

In 1882, Minerva Garretson, owned lot 5 of block 9 with a house and shop noted.⁷

Gilbert Campbell to Mary Campbell and Gilbert Campbell. Mortgage, consideration \$200. Dated March 13, 1911; recorded August 15, 1911. Liber 695, Page 379. Lot 283.⁸

Francis M. Reid to Arthur E. McIntire. Warranty Deed, consideration \$200. Dated January 30, 1912; recorded February 24, 1912. Liber 842, Page 330. Lot 283.⁹

Arthur E. McIntire and Mary, his wife, to Gail H. Simmermon and Anna F., his wife. Warranty Deed, consideration \$250. Dated December 28, 1914; recorded December 29, 1914. Lot 283.¹⁰

George H. Brandes and Nellie, his wife, to Carrie Hitchcock Carter. Warranty Deed, consideration one dollar and other consideration. Dated December 18, 1916; recorded March 5, 1917. Lot 283.¹¹

George H. Brandes and Nellie, his wife, to Thomas H. Carroll. Warranty Deed, consideration one dollar and other valuable consideration. Dated May 11, 1928; recorded October 18, 1929. Reference: B 109943. Lot 283. See Sheriff's Deed #C 72217.¹²

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

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

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

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

⁵ Geil And Jones, Geil & Harley, Isaac G Freed, Worley & Bracher, and Harley & Siverd Geil. *Map of Wayne Co., Michigan*. Philadelphia: Geil, Harley & Siverd, 1860. Map. <https://www.loc.gov/item/2012593159/>.

⁶ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

⁷ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1882," unpaginated, arranged alphabetically; entry for Minerva Garretson; Clerk's Office (vault), Brownstown Township.

⁸ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985

⁹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

¹⁰ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985

¹¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985

¹² Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

Thomas H. Carroll and Mabel, his wife, to State Savings Bank, Flat Rock, Michigan, Michigan Banking Corporation. Mortgage, consideration \$3,000. Dated October 24, 1929; recorded October 28, 1929. Reference: A 98713; Liber 2406, Page 392. Lot 283.¹³

Thomas H. Carroll and Mabel, his wife, to Genevieve Sharon. Quitclaim Deed, consideration one dollar and other valuable consideration. Dated November 29, 1929; recorded December 10, 1929. Reference: B 121408. Lot 283. To convey the title from Thomas H. Carroll, who has heretofore held the property in his own name, to Thomas H. Carroll and Mabel, his wife, to hereafter hold the same by the entireties. A corrective conveyance to establish tenancy by the entireties.¹⁴

Genevieve Sharon to Thomas H. Carroll and Mabel, his wife. Quitclaim Deed, consideration \$1. Dated November 29, 1929; recorded December 10, 1929. Reference: B 121409. Lot 283. Same as Deed #B 121408. The companion reconveyance completing the title restructuring.¹⁵

Thomas H. Carroll and Mabel, his wife, by Deputy Sheriff, to State Savings Bank of Flat Rock, Michigan Corporation. Sheriff's Deed, consideration \$3,187.99. Dated July 6, 1934; recorded July 10, 1934. Reference: C 72217. On foreclosure of Mortgage Liber 2406, Page 392. Lot 283. The Depression-era foreclosure sale, with the bank purchasing its own security at sheriff's sale.¹⁶

The State Savings Bank of Flat Rock, a Michigan Corporation, to Marie Vaughen. Warranty Deed, consideration \$3,500. Dated June 3, 1937; recorded July 29, 1937. Reference: C 255379; Liber 4888, Page 235. Lot 283.¹⁷

State Savings Bank of Flat Rock, a Michigan Corporation, to Marie Vaughen. Mortgage (Warehouse Chattel Mortgage). Dated June 3, 1937; recorded June 25, 1937. Reference: A 401318; Liber 2987, Page 343. Discharged: #A 593174, Liber 879, Page 356. Lot 283.¹⁸

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 26249 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, this property holds exceptional significance for understanding Flat Rock's earliest development as a community. The c. 1851 construction date and documented association with James Vreeland — son of community founder Michael Vreeland — directly link this building to the founding family that established the settlement along the Huron River. An 1860 map of Flat Rock held by the Library of Congress confirms a house on this lot within a decade of construction, and continuous tax records document uninterrupted occupation from the mid-nineteenth century through the present. This combination of documentary evidence — family provenance, cartographic confirmation, and fiscal continuity — establishes a chain of documentation rare among pre-Civil War properties in southeastern Michigan.

The building's functional evolution traces the commercial development of E. Huron River Drive across more than a century. Conversion to a ladies shop by 1882 documents the corridor's early transition from purely residential to mixed commercial use during the post-Civil War period. The decorative gingerbread vergeboard and balcony detailing may date from this commercial conversion, when a proprietor could have updated the building's appearance to attract customers — a hypothesis consistent with the application of fashionable late-Victorian ornament to an earlier structural form. By the 1940s, the building housed a pet shop and florist, reflecting the continued diversification of E. Huron River Drive's commercial character during the Village Industries era. This pattern of adaptive reuse — residential to retail to specialty commercial — mirrors the broader evolution of Flat Rock from agricultural village through industrial suburb, with the building serving community needs in every phase.

Under Criterion C, the building is the finest surviving example of Folk Victorian residential architecture in Flat Rock, distinguished by its elaborate vergeboard ornament, second-story balcony with decorative railing, projecting bay window, and columned entrance porch. The combination of a vernacular gable-front form with applied Italianate and Victorian decorative elements demonstrates the influence of national architectural fashion on small-community building in mid-to-late-nineteenth-century Michigan. The vergeboard is the most extensive surviving example of applied decorative woodwork in the survey area and constitutes an irreplaceable character-defining feature. The balcony — an uncommon element in vernacular Michigan residential architecture — introduces a formality that distinguishes this building from the more modest dwellings typical of the period and suggests the social standing of the Vreeland family within the community they founded.

¹³ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

¹⁴ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

¹⁵ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

¹⁶ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

¹⁷ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

¹⁸ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

The property retains integrity of location on its original site, confirmed by the 1860 Library of Congress map and continuous tax records. Design integrity is strong — the front-gabled massing, L-shaped plan, bay window, balcony, vergeboard ornament, and columned porch all survive intact, preserving the building's essential architectural character and the spatial relationships that define its Folk Victorian form. Materials and workmanship have been diminished by the application of vinyl siding over original wood clapboard and the replacement of some windows with aluminum units. However, the most significant character-defining features — the vergeboard, balcony railing, porch columns, and bay window framing — survive in wood and appear to retain substantial material authenticity, representing the highest concentration of intact Victorian-era decorative woodwork in the survey area. Setting is excellent within the E. Huron River Drive commercial corridor, where the building maintains its intended relationship to the street and surrounding context. Feeling and association are exceptionally strong — the building immediately conveys its mid-nineteenth-century origins through its form, scale, and decorative vocabulary, and its documented Vreeland family provenance provides a direct associative link to the founding of Flat Rock.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1851 construction date, confirmed by deed documentation, an 1860 Library of Congress map, and continuous tax records, makes this one of the two oldest buildings in the survey area alongside the c. 1854 Greek Revival at 26131 E. Huron River Drive. The documented association with James Vreeland provides a direct link to the founding family. The elaborate vergeboard, second-story balcony, and bay window constitute the finest surviving concentration of Victorian-era decorative woodwork in Flat Rock. The building's functional evolution from Vreeland family residence through ladies shop, pet shop, and florist to current commercial use traces the full arc of E. Huron River Drive's development. Despite vinyl siding and some replacement windows, strong integrity of location, design, setting, feeling, and association — combined with the survival of exceptional decorative wood elements — supports Contributing status under Criteria A and C. This property warrants consideration for individual eligibility under Criterion C for 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_094_03_0269_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26268 E. Huron River Drive				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0230_000 Lot 230 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095601		Long: -83.292172		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1952* (altered roofline 2010)	
Architectural Style	Mid-Century Modern/Vernacular	
Building Form	Two-story multi-family building	
Roof Form	Hip roof (altered 2010)	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Red brick masonry	
Foundation Materials	Concrete	
Window Materials	Mixed original and replacement	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:	* need to double check dates	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1922-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	26266-68 E. Huron River Drive			
Historic/Original Owner	Harriet Vreeland			
Historic Building Use	Family Residence			
Current Building Use	Multi-family residential (apartments)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The multi-family residential building at 26266-68 E. Huron River Drive is a two-story brick structure originally constructed in 1952 during the postwar housing development period that characterized Flat Rock's continued growth following the establishment and success of Henry Ford's Village Industries program. The building represents the diversification of housing types that occurred during the postwar period, when communities like Flat Rock began developing multi-family housing to accommodate changing demographics and housing needs while maintaining their character as stable industrial communities.

The building exhibits characteristics of 1950s multi-family residential architecture, featuring red brick masonry construction that provides durability and visual weight appropriate to a substantial residential building intended to house multiple families. The brick construction reflects the quality building standards that Flat Rock had achieved by the 1950s, when the community's established economic base supported investment in permanent, well-built housing that could serve residents for multiple generations.

The structure's original design featured a hip roof configuration that created the horizontal emphasis typical of Mid-Century Modern residential architecture, though this roofline was altered in 2010 with modifications that have affected the building's architectural integrity. Despite this alteration, the building retains its essential massing, proportions, and brick construction that define its character as a 1950s multi-family residential building.

The building's two-story height and rectangular plan create an efficient layout for apartment units while maintaining a residential scale that harmonizes with the mixed residential and commercial character of the E. Huron River Drive corridor. The structure's design reflects the practical approach to multi-family housing that became common during the postwar period, when developers sought to provide affordable rental housing without compromising the residential character of established neighborhoods.

The fenestration pattern includes a combination of double-hung sash windows and picture windows that reflect the mixed residential and commercial character of 1950s multi-family design. The windows appear to represent a mix of original and replacement units, with some maintaining period-appropriate proportions while others reflect later modifications. The varied window types create visual interest while serving the practical lighting requirements of multiple apartment units.

The building's ground floor features what appears to be commercial or mixed-use space, with large windows that suggest adaptation for retail or office use. This mixed-use configuration reflects the flexible design approaches that characterized development along commercial corridors during the 1950s, when buildings were often designed to accommodate both residential and commercial functions as community needs evolved.

The structure's location on E. Huron River Drive places it within the historic commercial and residential corridor that developed to serve Flat Rock's growing population during the Ford era and its postwar continuation. The building's multi-family format represents the housing diversification that occurred as Flat Rock evolved from a primarily single-family residential community to one that could accommodate various housing types and lifestyle preferences.

The building's brick construction and substantial massing demonstrate the continued prosperity and building standards that characterized Flat Rock during the 1950s, when the community's established industrial base supported ongoing residential development and infrastructure improvements. The structure represents the type of housing that enabled Flat Rock to accommodate changing demographics while maintaining its character as a stable, well-built community.

History of the Resource

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

In 1939, Charles & Ella Tussey were living at 26266 HRD.¹

This lot traces back to the Vreeland family — a name deeply rooted in Flat Rock's founding history. Hattie E. Vreeland held the property until her death, with her estate probated in early 1942; the lot passed to two heirs, Ezra R. Vreeland and Florence Swain, each holding a half interest.²

In August 1946, the Vreeland heirs conveyed the lot to Nick and Frances Petrovich for "love, good, and valuable consideration" — language suggesting a family connection or close personal relationship rather than an arm's-length sale. Six years later, in October 1952, Nick and Frances passed it along to Andrew and Sophie Petrovich, again for love and consideration, clearly keeping it within the Petrovich family. Andrew and Sophie immediately took out an \$8,800 mortgage from the State Savings Bank of Flat Rock, likely to build or improve a house on the lot.³

In 1955, Andrew and Sophie sold to Julius Neifert and his daughter Grace M. Long, set up as joint tenants with right of survivorship — meaning when one died, the other would automatically inherit. A building restriction was noted on the deed. When Julius passed away, Grace became sole owner and in late 1961 conveyed the lot to John C. and Nancy Vlachos for love, again suggesting a personal rather than commercial transaction.⁴

The Vlachoses took out an \$11,500 mortgage from Trenton State Bank the same week they acquired the property, then refinanced with a \$12,000 mortgage in 1966. Nancy Vlachos died in August 1973, leaving John as sole owner. Three years later, in 1976, he sold the lot on land contract to Burtice M. Longton, a single woman, for \$45,000.⁵

Longton hired Henry P. Berube to do work on the property in 1978, resulting in a mechanic's lien of \$5,733 [suggesting renovation or repairs]. The following year she sold the lot on land contract for \$62,000 to two couples, Ralph and Dorothy Iott and Jerry and Nathalie Schuon, turning a \$17,000 profit in just three years.⁶

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as a Contributing Resource to the Flat Rock Historical District under Criterion A for its association with postwar housing diversification during the Late Period of Significance (1920–1975). The multi-family residential building at 26266-68 E. Huron River Drive, constructed in 1957, represents the community's pragmatic response to changing demographics and housing needs as Flat Rock evolved beyond its single-family Village Industries origins. Its multi-family format reflects the broader pattern of established industrial communities developing diverse housing options for workers, retirees, and young families during the postwar decades.

Integrity remains sufficient for Contributing status despite a 2010 roofline alteration. Location and Setting are excellent, with the building retaining its original site and historic context along the E. Huron River Drive corridor. Design, Workmanship, and Feeling are good, preserving essential massing, proportions, and 1950s multi-family character despite the modified roofline. Materials are fair — the original red brick masonry is well-maintained, though mixed window types and roofline changes diminish this aspect. Association is excellent, as the building directly represents the housing diversification that characterized Flat Rock's postwar adaptation.

Because the property's significance rests on its representation of housing development patterns rather than architectural distinction, its functional and associative integrity outweigh the roofline compromise. The building continues to serve its original multi-family residential purpose and contributes to the district's ability to convey Flat Rock's continued evolution from Ford's Village Industries concept through the postwar era.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0230_000; generically citing records held by the City of Flat Rock.

¹ [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	29048 Garden Boulevard		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0244_000 Lot 244 Assessor's Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093903	Long: -83.289616	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1880 (significantly altered)
Architectural Style	Vernacular commercial/agricultural
Building Form	Two-story rectangular block
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal wood clapboard siding, concrete masonry unit foundation
Foundation Materials	Concrete masonry units
Window Materials	Modern vinyl replacement
Window Type	Double-hung sash, casement
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Commerce			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	29048 Garden Blvd.			
Historic/Original Owner	Hiram Lobdell			
Historic Building Use	Residential/agricultural			
Current Building Use	Commercial (The Varsity Barn)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	28 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 29048 Garden Blvd. is a one-story commercial building currently operating as The Varsity Café, occupying a corner lot. The building presents a compact rectangular footprint under a steeply pitched gambrel roof clad in asphalt shingles, with the exterior walls finished in red-painted wood siding arranged in a vertical board-and-batten pattern that gives the building the deliberate appearance of a rural barn. A prominent illuminated sign reading "The Varsity Café" is mounted on the gambrel end facing Garden Blvd. A wood staircase with railing provides access to a raised entrance on the primary facade. Fenestration consists of replacement windows in no discernible historic pattern.

This building is the surviving remnant of a substantially larger structure that historically served as the Independent Order of Odd Fellows hall and the Grand Army of the Republic (GAR) meeting hall — two of the most significant fraternal and veterans' organizations in Flat Rock's civic life. The original building extended from the current footprint to the corner, approximately twice the present length. A fire in the early 1970s destroyed roughly half of the structure. Following the fire, the surviving portion was shortened to its present extent and sealed with a new end wall. A subsequent owner further modified the remnant by painting the exterior red, applying the vertical board-and-batten treatment, and reconstructing the roofline to the current gambrel profile — alterations that collectively transformed the building's appearance from a civic fraternal hall into a structure resembling a rural barn. No element of the current exterior conveys any visual relationship to the building's historic function or original 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 lot was owned by the Huron Valley Lodge No. 403 of the Independent Order of Odd Fellows, a fraternal organization with deep roots in small-town American life. In 1943, the Lodge mortgaged the property for about \$1,070 from James and Christiann Mathewson, which was eventually discharged.¹

The Lodge held the property for three decades before selling it on land contract in March 1974 to Keith O. and Emily Clark for a total price of \$35,000 (\$12,000 down with \$23,000 to follow with interest). Just four years later, the Clarks sold on land contract to Leslie E. and Herma Duffield for \$73,000 — more than doubling their investment. That deal fell through, however, and in January 1982 the Duffields quit-claimed the property back to the Clarks for a nominal dollar, suggesting they defaulted on the contract.²

Keith Clark died in May 1983, leaving Emily as sole owner. The following spring she sold the lot on land contract to Don M. and Sandra Johnson for \$38,000 — notably less than the \$73,000 the Duffields had agreed to pay just six years earlier, reflecting either market decline or the property's condition. The Johnsons then assigned their land contract interest to Security Bank & Trust Co. as collateral for a \$25,000 mortgage in late 1984.³

Statement of Significance/Recommendation of Eligibility

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

The site of 29048 Garden Blvd. carries considerable historical significance that the current building can no longer convey. The Independent Order of Odd Fellows and the Grand Army of the Republic were central institutions in Flat Rock's civic and social life during the late nineteenth and early twentieth centuries. The Odd Fellows provided fraternal mutual aid and community cohesion, while the GAR — the preeminent Union veterans' organization following the Civil War — linked Flat Rock's residents to the national experience of military service and remembrance. The Flat Rock GAR Post was named after Lieutenant Walter H. Wallace, killed at Gettysburg while serving with the 24th Michigan Infantry, and the hall served as the physical center of veterans' culture in the community. The presence of both organizations in a single hall documents the intertwined fraternal and patriotic networks that structured small-town civic life before and during the Village Industries era.

Despite this rich associative history, the property cannot be classified as Contributing to the Flat Rock Historical District. The early 1970s fire destroyed approximately half the building, eliminating the original massing, scale, and spatial configuration. The subsequent alterations — the gambrel roofline, red-painted board-and-batten exterior, and barn-like appearance — removed all remaining evidence of the building's historic character. The property retains only integrity of location on its original site. Design, materials, workmanship, feeling, and association have been lost: the building conveys no

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.*

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

sense of its former function as a fraternal meeting hall, and a viewer encountering the structure without prior knowledge would have no basis for associating it with the Odd Fellows, the GAR, or any civic institution. Setting has been diminished by the loss of the building's original scale and its visual relationship to the corner it once anchored.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District. The early 1970s fire destroyed approximately half the original Odd Fellows / GAR hall, and subsequent alterations including a reconstructed gambrel roofline and red-painted barn-like exterior eliminated all visual evidence of the building's historic character. The site's considerable historical significance — as the meeting place of two major fraternal and veterans' organizations central to Flat Rock's civic life — is acknowledged and documented in this form for the historical record, but the current building retains only integrity of location and cannot convey its former associations under National Register standards.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26118 Gibraltar Rd.		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58 094 03 0213 303 Lot 213 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.095606	Long: -83.289652	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1957
Architectural Style	Linear Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26118 Gibraltar			
Historic/Original Owner	Marvin and Marion Marklein			
Historic Building Use	Multi-Family Residence			
Current Building Use	Multi-Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	1 March 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26118 Gibraltar Road is a one-story, five-unit apartment building situated on Lots 213 and 214 in the City of Flat Rock, Wayne County, Michigan. The building presents a low-slung, linear ranch form oriented roughly parallel to Gibraltar Road, with a shallow-pitched gable roof clad in asphalt shingles. The exterior walls are sheathed in light-colored horizontal vinyl or aluminum siding, which likely replaced earlier cladding at some point during the building's lifespan. The foundation appears to be a poured concrete slab, consistent with modest postwar multifamily construction in the Downriver region.

Fenestration is simple and utilitarian, consisting of small, regularly spaced window openings with what appear to be replacement sliding or single-hung sash units. Window surrounds are minimal, with flat trim of the same material and color as the siding. Entry doors to individual units are positioned at intervals along the front elevation, each sheltered by a modest overhang or small projecting hood. There is no decorative millwork, applied ornament, or stylistic detailing of note on any elevation.

The site occupies a flat, grassy corner parcel at the intersection of Gibraltar Road and a side street, with a paved asphalt parking area serving the units to the west side of the building. Mature deciduous trees shade portions of the front yard and soften the road frontage. A small detached accessory structure — likely a storage or utility shed — is visible to the rear of the parcel. The overall character of the complex is plainly functional, reflecting the straightforward, economical approach to small-scale rental housing common in southeastern Michigan's working-class suburbs during the mid-twentieth century. The massing, materials, and lack of stylistic vocabulary are consistent with a construction date in the late 1950s to early 1960s, aligning with the period when Marvin and Marion Marklein were assembling ownership of both lots.

History of the Resource

Provide information on previous owners, land use, 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 story of Lots 213 and 214 at 26118 Gibraltar begins with the death of George Sutliff, whose estate was filed in July 1951. He left two heirs — his brother Mark Sutliff and his sister Flora Smith — and a third party, Irene Sutliff, also held interest. In 1953, both Irene and Floy (Flora) Smith quit-claimed their one-third interests in both lots to Mark for love, consolidating full ownership in his hands.¹

Mark then sold Lot 213 to Marvin and Marion Marklein via land contract in 1957 for \$500, plus an additional \$4,500.² When Mark died in 1960, his estate finished the transaction — his executor, Burritt C. Sutliff, delivered an Executor's Deed to the Markleins for \$3,832.77 at the end of that year.³ Lot 214 took a slightly different path. Mark's five heirs — Burritt, Berniece King, Dorothy Hildebrand, Mark H. Sutliff Jr., and Eleanor Donovan — each held a one-fifth interest. Between January 1961 and mid-1962, the other four siblings quit-claimed their shares to Burritt and his wife Ruth for \$1 apiece.⁴ After Ruth's death, Burritt, as survivor, sold Lot 214 to the Markleins by warranty deed for \$12,000 in March 1971.⁵

Marvin Marklein passed away on March 25, 1983, and his widow Marion, as survivor, entered into a land contract to sell both lots to William A. and Mary E. Campbell, recorded in March 1984.⁶

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, a discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

The property at 26118 Gibraltar Road is recommended as a contributing resource to the Flat Rock Historic District. Constructed in 1957, the five-unit apartment building is directly associated with the rapid postwar population growth that transformed Flat Rock from a small rural village into an incorporated city. During the 1950s, the Downriver region experienced a surge in residential development driven largely by the expansion of the automotive industry and related manufacturing employment, and modest multifamily buildings like this one were erected to meet the housing demand generated by workers and families relocating to the area. The construction of this apartment building on Lots 213 and 214 —

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

assembled by Marvin and Marion Marklein from the former Sutliff estate holdings — reflects the pattern of speculative, small-scale residential development that characterized Flat Rock's midcentury growth and contributed to the community's transition toward city status, which it achieved in 1965. Under Criterion A, the property is significant for its association with this broader pattern of postwar suburban development and population expansion in southeastern Michigan's working-class communities.

The building retains sufficient integrity to convey its historic character and contribute to the district. Its low-slung, linear ranch form, shallow-pitched roof, and repetitive unit plan remain clearly legible as a product of 1950s multifamily residential construction. While some materials have been updated over time — including the application of replacement siding and window units — these alterations are common among resources of this age and type within the district and do not fundamentally obscure the building's original form, scale, massing, or spatial relationship to Gibraltar Road. The property retains strong integrity of location, setting, association, and feeling, as it continues to function as a multifamily residence on its original site within a neighborhood that still reads as a midcentury residential corridor. Its integrity of design is intact at the level of overall form and plan, even where individual material finishes have been modernized. Taken together, these qualities allow the building to communicate its role in the district's period of significance and support its recommendation as a contributing resource to the Flat Rock Historic District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0213_303; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26154 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0211_302 Lot 211 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096440		Long: -83.286210		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	ca. 1898
Architectural Style	Folk Victorian/Vernacular
Building Form	2-story Rectilinear
Roof Form	Side-gabled main block with front-gabled projection
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Stone/Concrete Block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Garage on alley

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture; Commerce			
Period(s) of Significance	1834-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:		Intact ☐	Altered ☒	Siding/Windows Moved ☐ Date(s): Wing reconstruction
Current/Common Name		Single family residence		
Historic/Original Owner		Richard & Mercy Clock / Charles & Vera Kuster		
Historic Building Use		Single family residence		
Current Building Use		Commercial salon (Mane Salon)		
Architect/Engineer/Designer		Unknown		
Builder/Contractor		Richard Clock (likely)		

Survey Date	28 August 2025	Recorded By	Lesley Gilliland	Agency Report #	

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

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 26154 Gibraltar Rd represents a significant example of early 20th-century vernacular residential architecture that demonstrates the evolution of both domestic and commercial building use within the Flat Rock Historical District. Constructed circa 1900-1910, predating the commonly cited 1920 date, this two-story structure embodies the Folk Victorian building traditions that characterized Flat Rock's residential development during the transition between the early and late periods of significance.

The building exhibits the characteristic massing and form of late Victorian-era domestic architecture, featuring a prominent front-gabled main block with a side-gabled wing that recent archaeological evidence confirms replicates an original configuration. This discovery, made during recent renovation when original yellow siding was removed, provides compelling physical evidence of the building's authentic historical development and suggests the side wing functioned as a summer kitchen, a common feature of late 19th and early 20th-century domestic planning that reflected both practical cooking needs and fire safety considerations.

The front-gabled orientation creates strong street presence while the side wing extends the building's footprint to accommodate the expanded domestic functions typical of the period. This configuration demonstrates the practical approach to residential design that characterized working-class housing in small Michigan communities, where builders combined formal architectural elements with utilitarian spatial arrangements to create both dignified and functional family dwellings.

The building's two-story height and substantial massing reflect the prosperity and confidence of Flat Rock's early residential development, when the community's position along the Huron River supported both agricultural and early industrial activities. The structure's scale and proportions demonstrate the architectural ambitions of early residents who sought to create substantial family homes that would serve multiple generations while contributing to the community's developing streetscape character.

Character-defining architectural features include the steeply pitched front gable that creates the building's distinctive profile and establishes its relationship to Gibraltar Road as a primary thoroughfare. The symmetrical fenestration pattern of the main facade, while altered through window replacement, maintains the formal compositional approach typical of Folk Victorian design, where builders sought to create dignified street elevations through careful attention to proportional relationships and rhythmic window placement.

The side wing demonstrates the building's evolution from its original residential configuration through its decades of commercial adaptation. Physical evidence of the original wing foundation and framing, discovered during recent renovations, confirms that the current reconstruction accurately reflects the building's historical configuration, including what was likely a summer kitchen that served the domestic needs of the original residents while providing essential food preparation space separate from the main house.

Recent alterations include vinyl siding installation and contemporary paint treatment in a distinctive pink color scheme that, while non-historical, maintains the building's visual prominence within the Gibraltar Road corridor. The addition of a modern wooden ramp and entrance modifications accommodate the building's current commercial function while respecting the overall scale and proportional relationships of the original structure.

The building's conversion from residential to commercial use represents the adaptive reuse patterns that have enabled many historic structures in Flat Rock to remain economically viable while preserving their essential architectural character. The property's evolution from family residence to insurance office to beauty salon demonstrates the flexibility inherent in well-designed vernacular architecture and the community's commitment to maintaining its historic building stock through compatible adaptive use.

History of the Resource

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

In the spring of 1871, Freeland and Agnes Garretson sold the lot to James Harnden for \$450. Harnden's ownership was brief. Within months he and his wife Anna turned the property over to Philena Curtis for just \$150, suggesting the Harndens may have encountered financial difficulty. What followed was a tangled set of transactions in 1872 involving mortgages and deeds bouncing between Curtis, Harnden, and Garretson — complicated enough that a chancery court case (File #6052) was eventually needed to sort things out. By 1873, the Lobdell family had gotten involved through legal assignments, and deeds were being cancelled on their face.¹

By 1875, George and Laura Howes entered the picture, selling to Philena Curtis — now going by Philena C. Wood, presumably after remarrying. She deeded it back to Howes, then cancelled that deed in 1879. Eventually the Howeses sold to John Romine, who with his wife Julia sold the lot in March 1898 to Richard D. and Mercy H. Clock.²

The Clocks held the property for nearly four decades. Richard died in August 1931, and Mercy — whose name had been variously recorded as Mercy, Marcia, and Mercie over the years — filed an affidavit in 1937 clarifying that these were all the same person. That same year, she sold the lot to Charles O. and Vera Altavene Kuster for a nominal sum. The Kusters promptly took out a mortgage from Lowrie Lumber & Supply Co., likely to improve a house on the property.³

In 1939, Charles & Vera Kuster and family were living at 26154 Erie.⁴

Vera Kuster outlived her husband and passed away around 1981. Her estate went through two rounds of probate before a court order in January 1983 divided the property equally among three heirs: her daughter Vera M. Olson, her daughter Carol Joyce Barnes, and her grandson Donald Barnes.⁵

The final chapter proved messy. In April 1983 the three heirs sold the lot on land contract to Frederick Brahmer for \$25,900. The following year, Brahmer turned around and sold it on another land contract to Gary and Marlene Krzak. But Brahmer apparently defaulted on his payments, because in August 1985 the original three heirs won a Writ of Restitution to reclaim the property. Then in January 1986, each heir separately conveyed their one-third interest — at \$6,666.66 apiece, totaling roughly \$20,000 — to John C. Kittle and Brian Hunt as tenants in common, who also secured a \$12,000 mortgage from Old Kent Bank to finance the purchase.⁶

Statement of Significance/Recommendation of Eligibility

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

This c. 1900–1910 Folk Victorian residence at 26154 Gibraltar Rd. is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, the property documents Flat Rock's residential development during the transitional decades between Michael Vreeland's 1834 village establishment and the onset of Ford's Village Industries program. Its construction predates the commonly cited 1920 baseline, providing evidence of the community's economic stability and residential character before industrial transformation. The building's evolution from family dwelling to insurance office — a use maintained for thirty years — reflects the commercial diversification along Gibraltar Road that enabled Flat Rock to sustain economic vitality while preserving historic building stock.

Under Criterion C, the building is an increasingly rare example of early twentieth-century Folk Victorian residential design in a small Michigan community. The two-story front-gabled massing with side wing represents a characteristic variation within the Folk Victorian tradition, combining practical spatial arrangements with formal architectural elements. Recent archaeological discovery of original wing foundations confirms that the reconstructed wing accurately reflects the historic configuration, including a summer kitchen arrangement typical of domestic planning practices of the period.

The property retains integrity of location on its original Gibraltar Road site and strong design integrity through preservation of the front-gabled massing, side wing, and overall composition — reinforced by the archaeological confirmation of the wing's authentic placement. Materials and workmanship have been diminished by vinyl siding and replacement windows,

¹ Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

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

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

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

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

⁶ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; .

though the underlying structural system remains intact and recent renovations have respected original construction details. Setting is excellent within Gibraltar Road's mixed residential and commercial corridor. Feeling and association remain strong; the building conveys its early twentieth-century domestic character through its substantial scale and formal massing, while maintaining clear associative links to both the community's pre-industrial residential development and its later commercial evolution.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0211_302; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26216 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0210_000 Lot 210 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096006		Long: -83.290719		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1950	
Architectural Style	Mid-Century Modern Commercial/Stripped Classical	
Building Form	One-story rectangular block	
Roof Form	Flat roof with parapet	
Roof Materials	Built-up roofing	
Exterior Wall Materials	Brick veneer, concrete masonry units	
Foundation Materials	Concrete slab on grade	
Window Materials	Aluminum frame windows	
Window Type	Fixed plate glass, ribbon windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Commerce; Communications			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	United States Post Office			
Historic/Original Owner	Unknown			
Historic Building Use	Commercial retail (ladies dress shop)			
Current Building Use	United States Post Office			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	9-28-2025	Recorded By	Leslie Harkai	Agency Report #	

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

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 26216 Gibraltar Rd represents an outstanding example of 1950s modernist commercial architecture that embodies the post-World War II economic optimism and design innovation that characterized Flat Rock's development during the late period of significance. Constructed in 1950, this one-story rectangular structure demonstrates the sophisticated application of Mid-Century Modern design principles to small-town commercial construction, reflecting the architectural progress that accompanied the community's continued growth following Henry Ford's establishment of the Village Industries program.

The building exhibits the clean geometric lines and functional aesthetic that defined progressive commercial design during the early 1950s, featuring a low-profile rectangular plan with a flat roof and understated parapet that creates horizontal emphasis appropriate to automobile-oriented commercial development. This architectural approach reflects the influence of modernist design principles that gained prominence in post-war commercial construction, as business owners and architects sought to project images of modernity and efficiency to attract customers in an increasingly competitive retail environment.

The primary facade demonstrates sophisticated composition through its careful balance of solid masonry walls and generous glazed openings that maximize both visual transparency and natural lighting. The ribbon window configuration along the front elevation reflects the period's embrace of continuous horizontal glazing that dissolved traditional distinctions between interior and exterior spaces while providing optimal display opportunities for retail merchandise. These large plate glass windows originally served the building's function as a ladies dress shop, where visual merchandising and window display were essential elements of successful retail operation.

The exterior wall system combines high-quality brick veneer with concrete masonry construction that demonstrates the elevated material standards that characterized post-war commercial development. The brick cladding provides both durability and visual sophistication while maintaining the clean, unornamented aesthetic favored by modernist designers. The consistent use of quality materials throughout the structure reflects the economic prosperity and building standards that emerged during the post-war construction boom.

Character-defining features include the pronounced flat roof with its cleanly detailed parapet that creates the building's distinctive rectilinear profile. The parapet design incorporates subtle geometric articulation that adds visual interest without compromising the overall modernist aesthetic of simplicity and functional clarity. The building's relationship to Gibraltar Road is handled through direct orientation and generous front glazing that establishes clear visual and physical connections between the commercial interior and the public streetscape.

The structure's positioning and scale directly address the commercial corridor development that characterized Gibraltar Road during the 1950s, when Flat Rock's business district adapted to accommodate both pedestrian and automobile-oriented commerce. The building's generous setback and integration with adjacent commercial development demonstrate the planned approach to commercial district development that enabled the community to modernize its business district while maintaining pedestrian accessibility and visual coherence.

Since the 1980s, the building has served as the United States Post Office, representing a significant transition from private retail to essential public service that reflects the building's continued importance within Flat Rock's commercial and civic infrastructure. This adaptive reuse demonstrates the building's successful design for flexible commercial occupancy while highlighting its role in supporting community services that extend beyond purely commercial functions.

The building's architectural character successfully integrates modernist design principles with the practical requirements of both retail and postal service operations, creating a structure that has maintained relevance and functionality across multiple decades of use. The quality of original construction and thoughtful design has enabled the building to serve two distinct commercial functions without requiring substantial alteration to its essential 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 has been the US Post Office since the 1970s.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 commercial building at 26216 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional significance in documenting Flat Rock's post-war commercial modernization, its outstanding architectural integrity as an example of 1950s modernist commercial design, and its important associations with both private commerce and public service within the community's development.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Commerce/Communications: This property holds exceptional significance for understanding Flat Rock's commercial evolution during the critical post-World War II expansion period that marked the maturation of the community's late period of significance. Constructed in 1950, the building represents the type of modern commercial development that enabled Flat Rock to maintain economic vitality while adapting to changing post-war consumer patterns and retail practices. The structure's original function as a ladies dress shop documents the diversified retail economy that emerged as the community evolved beyond its initial industrial base established by Henry Ford's Village Industries program.

The building's transformation to postal service in the 1980s represents an equally significant phase of community development, documenting the federal government's recognition of Flat Rock's importance as a stable, growing community worthy of dedicated postal infrastructure. This transition from private retail to essential public service illustrates the building's continued centrality to community life while reflecting the evolution of Gibraltar Road from purely commercial strip to mixed-use civic corridor.

The property's sustained commercial and civic use over multiple decades demonstrates the success of thoughtful 1950s commercial planning and architecture in accommodating changing community needs while maintaining economic and functional relevance.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of early 1950s Mid-Century Modern commercial design executed at high quality. The structure demonstrates the successful application of modernist design principles to small-town commercial architecture, illustrating how progressive architectural ideas influenced local construction practices during the post-war building boom. The building's clean geometric form, sophisticated use of materials, and carefully proportioned facade composition represent the type of elevated commercial design that distinguished progressive communities during the early 1950s.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial design during the transition from pre-war traditional styles to modernist approaches that emphasized functionality, efficiency, and visual clarity. The structure exemplifies the optimistic modernist aesthetic that characterized the early 1950s, when architects and builders embraced simplified forms and quality materials to create commercial spaces that projected stability and progress.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1950 construction within the established Gibraltar Road commercial corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including massing, fenestration pattern, roof configuration, and facade composition remaining essentially unchanged from original construction. The building clearly conveys the design intentions of early 1950s modernist commercial architecture.

Materials: The building demonstrates excellent integrity of materials, with original brick veneer, concrete masonry construction, and aluminum window systems remaining largely intact and authentic to the period. The quality materials have aged well and continue to convey the building's original character and construction standards.

Workmanship: The structure exhibits outstanding integrity of workmanship, with precise detailing, clean geometric relationships, and quality construction techniques clearly evident throughout. The building demonstrates the high standards of commercial construction that characterized the post-war building boom.

Setting: The building retains excellent integrity of setting within Gibraltar Road's commercial corridor, maintaining its intended relationship to the street, adjacent development, and the broader community context established during Flat Rock's mid-20th century commercial modernization.

Feeling: The building successfully conveys the feeling of 1950s commercial optimism and modernist efficiency through its clean geometric form, quality materials, and sophisticated design composition that continues to project stability and civic importance.

Association: The building maintains exceptionally strong associative links with both Flat Rock's post-war commercial development and its civic infrastructure, serving as tangible evidence of the community's successful adaptation to changing economic conditions while maintaining essential services. The transition from ladies dress shop to post office demonstrates the building's flexibility and continued importance to community life.

SHPO Compliance and Recommendation

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and functionally significant mid-century commercial buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations with both commerce and communications, establish it as a key contributing resource that enhances the overall significance of the historic district.

The building's 1950 construction date places it within the critical late period of the district's significance, documenting Flat Rock's successful modernization and the community's embrace of progressive architectural design. As an example of high-quality Mid-Century Modern commercial architecture that has successfully served multiple functions, the building represents the type of adaptable, well-designed construction that enabled small Michigan communities to maintain economic vitality during the rapidly changing post-war period.

The property's evolution from ladies dress shop to post office provides compelling documentation of changing commercial patterns while demonstrating the building's successful design for flexible occupancy. This functional adaptability, combined with the structure's continued service as essential community infrastructure, illustrates the long-term value of quality modernist commercial design.

Final Recommendation: **CONTRIBUTING** to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant mid-century commercial properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26228 Gibraltar Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0209_000 Lot 209 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096217	Long: -83.290808	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1937 (updated 1989)
Architectural Style	Minimal Traditional
Building Form	Two-story side-gabled house
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Concrete block/stone
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash, casement
Outbuildings	Yes ☒ No ☐
Number/Type:	2 garages

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	26228 Gibraltar			
Historic/Original Owner	Henry & Callie Batea			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	9-28-2025	Recorded By	Lesley Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26228 Gibraltar Rd represents a significant example of late 1930s residential construction that documents Flat Rock's continued residential development during the crucial transition period between the community's early agricultural phase and the industrial expansion that would define the late period of significance. Originally constructed in 1937, this two-story structure embodies the Minimal Traditional architectural style that emerged during the late Depression era as builders sought to provide attractive, economical housing for working families in communities experiencing economic growth.

The building exhibits the characteristic massing and form of Minimal Traditional design, featuring a straightforward side-gabled configuration that emphasized practical spatial organization over decorative elaboration. This architectural approach reflected both economic constraints of the late 1930s and evolving design preferences that favored simplified forms and efficient construction methods. The two-story height and substantial footprint demonstrate the continuing prosperity of Flat Rock during the late 1930s, when Henry Ford's Village Industries program had established the community as a stable employment center.

The structure's original design reflected the residential planning principles that characterized modest middle-class housing during the late 1930s, when builders combined traditional residential forms with modernized construction techniques and simplified detailing. The side-gabled roof configuration and rectangular massing created dignified street presence while maximizing interior efficiency and construction economy, demonstrating the practical architectural solutions that enabled working families to achieve homeownership during the economic recovery period.

The building underwent significant updating in 1989, including the installation of vinyl siding that replaced original exterior materials and window replacement throughout. While these alterations affect the building's material integrity, the underlying architectural framework and essential design characteristics remain clearly evident. The structure retains its original massing, roofline, fenestration pattern, and proportional relationships that define its 1937 character and convey its historical significance within Flat Rock's residential development narrative.

The 1989 updates, while representing contemporary maintenance and modernization practices, were executed in a manner that preserved the building's essential architectural character and historical legibility. The vinyl siding installation maintained the horizontal emphasis and consistent coursing typical of 1930s residential construction, while window replacements preserved original opening sizes and locations that sustain the building's authentic fenestration rhythm and facade composition.

Character-defining features that remain intact include the building's substantial two-story massing, side-gabled roof configuration, and symmetrical facade organization that reflect the formal compositional approach characteristic of Minimal Traditional design. The structure's relationship to Gibraltar Road and integration within the established residential streetscape maintain the community planning context that developed during Flat Rock's expansion in the late 1930s.

The building's positioning and scale demonstrate the residential development patterns that emerged as Flat Rock transitioned from a primarily agricultural community to a mixed residential and industrial center. The substantial lot size and setback reflect the community planning standards that characterized residential development during the late 1930s, when builders could still provide generous residential environments while accommodating the housing needs of the growing workforce.

History of the Resource

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

In 1939, Henry & Callie Bates and family were living at 26228 Erie (Gibraltar).¹c In 1950, David & Betty Whisler resided at 26222 Erie St. [Gibraltar]; and David & Betty worked as Machine Operator at Chemical Plant.² In 1950, William & Marjorie

¹ [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 80, for David & Betty Whisler ; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q9J-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL##108990835, image 9 of 58; United States. National Archives and Records Administration.

Young resided at 26222 Erie St. [Gibraltar]; and William worked as Brakeman at Railroad.³ In 1950, Henry & Callie Bates resided at 26228 Erie St. [Gibraltar]; and Henry worked as Engineer at Railroad.⁴

Statement of Significance/Recommendation of Eligibility

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

The residence at 26228 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's residential development during the late 1930s transition period and its retention of sufficient historical integrity to convey its architectural and community planning significance despite 1989 material alterations.

National Register Criteria Evaluation

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial late 1930s period when the community was experiencing sustained growth following the establishment of Henry Ford's Village Industries program. Constructed in 1937, the building represents the type of substantial middle-class housing that documented the community's economic stability and residential aspirations during the recovery from the Great Depression. The structure demonstrates how Flat Rock successfully attracted and accommodated working families who sought homeownership opportunities in a community that offered both employment stability and small-town residential character.

The building's 1937 construction date places it within a critical period of Flat Rock's development when the community was establishing the residential base that would support continued industrial expansion through the 1940s and beyond. The property illustrates the community planning decisions and residential development patterns that enabled Flat Rock to grow sustainably while maintaining livable neighborhood character and family-oriented community identity.

Criterion C - Architecture: The building contributes architectural significance as a representative example of late 1930s Minimal Traditional residential design that reflects the evolution of middle-class housing during the transition from Depression-era constraints to post-war prosperity. The structure demonstrates the simplified architectural approach that characterized residential construction during the late 1930s, when builders sought to provide attractive, economical housing through efficient design and construction methods. Despite 1989 material alterations, the building retains the essential design characteristics that define Minimal Traditional architecture, including clean geometric massing, practical spatial organization, and dignified but unpretentious street presence.

The building's architectural significance extends to its documentation of evolving residential construction practices during a period when traditional building methods were being adapted to accommodate changing economic conditions and lifestyle preferences. The structure represents the type of thoughtful residential design that enabled working families to achieve homeownership while contributing to cohesive neighborhood development.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1937 construction within the established Gibraltar Road residential corridor.

Design: The structure retains high integrity of design through preservation of its essential two-story side-gabled massing, fenestration pattern, and overall architectural composition. The building clearly conveys the design intentions of late 1930s Minimal Traditional residential architecture despite surface material changes.

Materials: The building has experienced significant material alterations through 1989 vinyl siding installation and window replacement. However, these changes utilized compatible materials that preserve the building's essential visual character and proportional relationships while maintaining the horizontal emphasis characteristic of 1930s residential construction.

Workmanship: Original construction details have been largely obscured by 1989 updates, though the building's solid proportions and enduring structural integrity suggest competent 1930s construction practices typical of middle-class residential development.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 81, for William & Marjorie Young ; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHQ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

⁴ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 8, dwelling 79, for Henry & Callie Bates ; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHQ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

Setting: The building retains excellent integrity of setting within Gibraltar Road's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns established during Flat Rock's late 1930s expansion period.

Feeling: Despite material alterations, the building successfully conveys the feeling of late 1930s residential development through its substantial scale, formal massing, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's late 1930s residential expansion and the community's evolution during the transition period between early agricultural development and later industrial growth, serving as tangible evidence of the residential planning that supported community stability during economic recovery.

SHPO Compliance and Recommendation

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's development narrative. The structure's 1937 construction date places it within a crucial period of Flat Rock's residential expansion when the community was establishing the housing base that would support sustained growth through the mid-20th century.

The building represents an important property type - modest middle-class housing from the late 1930s - that documents the community's successful attraction and accommodation of working families during the economic recovery period. The structure's survival and continued residential use demonstrate the quality of 1930s residential construction and the enduring value of well-planned neighborhood development.

The property's contribution to understanding Flat Rock's residential development patterns and community planning decisions during the critical late 1930s period outweighs the impact of 1989 material alterations. The building's retention of essential architectural form and its irreplaceable documentation of late Depression-era residential construction make it a valuable contributing resource that enhances the district's ability to convey the full scope of community development during the period of significance.

Final Recommendation: **CONTRIBUTING** to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58_094_02_0085_301; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26240 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0208_000 Lot 208 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096275		Long: -83.291083		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1930
Architectural Style	Folk Victorian/Queen Anne Cottage
Building Form	Two-story cross-gabled cottage with wrap-around porch
Roof Form	Cross-gabled with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard siding
Foundation Materials	Stone/concrete
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture; Industry; Social History			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	26240 Gibraltar Rd			
Historic/Original Owner	Unknown			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	9-27-2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26240 Gibraltar Rd represents an exceptional example of 1930 Folk Victorian residential architecture that demonstrates the persistence of traditional design elements well into the 20th century within Flat Rock's evolving residential landscape. Constructed in 1930, this two-story cross-gabled cottage embodies the architectural continuity that characterized small Michigan communities where established building traditions remained valued even as modernist influences began to appear in commercial and institutional construction.

The dwelling exhibits the characteristic massing and decorative elements of Folk Victorian design adapted to early 20th-century construction practices, featuring a prominent cross-gabled configuration that creates visual interest while maximizing interior functionality. The building's substantial two-story height and complex roofline demonstrate the architectural sophistication that Flat Rock's residents could achieve during the late 1920s economic prosperity, when the community was experiencing sustained growth following the establishment of Henry Ford's Village Industries program.

The structure's most distinctive character-defining feature is its wraparound porch that extends across the front elevation and continues along the side, creating the generous covered outdoor living space that was essential to domestic life during the early 20th century. The porch demonstrates exceptional craftsmanship through its turned posts, decorative brackets, and detailed railing system that reflect the woodworking traditions that remained vibrant in small Michigan communities well into the 1930s. This wraparound configuration represents both practical and social functions, providing sheltered outdoor space for family activities while creating the welcoming street presence that contributed to neighborhood social interaction.

The cross-gabled roof system creates dynamic visual complexity while accommodating varied interior spatial arrangements that served the needs of multi-generational family occupation. The gable ends feature decorative elements including trim boards and vergeboard details that demonstrate the continued influence of Victorian design traditions adapted to 1930s construction methods. Dormers integrated into the roof system provide additional natural lighting for second-story spaces while contributing to the building's picturesque composition.

The exterior wall system consists of wood clapboard siding laid in consistent narrow courses that create the horizontal emphasis and authentic material character essential to Folk Victorian residential design. The siding demonstrates quality construction practices and has been well-maintained, preserving both the visual character and physical integrity that define the building's architectural significance. The consistent use of wood construction throughout reflects the local building traditions and material availability that characterized residential construction in Flat Rock during the early 20th century.

Window openings maintain their original configurations with double-hung wood sash units that preserve authentic proportional relationships and traditional mullion patterns. Several windows feature decorative upper sash with geometric or curved mullion designs that add visual interest while demonstrating the continued influence of Queen Anne and Folk Victorian glazing traditions. The fenestration pattern creates rhythmic facade compositions that balance functional lighting requirements with architectural aesthetics.

The building sits on a substantial stone or concrete foundation that provides appropriate elevation above grade while demonstrating the quality construction standards that characterized substantial residential development during the late 1920s and early 1930s. The foundation system reflects both practical building requirements and the economic prosperity that enabled property owners to invest in quality construction techniques.

The property includes mature landscaping and a detached garage that contribute to the overall residential character and demonstrate the complete domestic environment that characterized middle-class housing during the early 20th century. The garage positioning and design complement the main house while reflecting the growing importance of automobile ownership during the late 1920s and early 1930s.

History of the Resource

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

In 1939, John & Jennie Oelka were living at 26240 Erie.¹ In 1950, James & Ola May Skiver and son resided at 26240 E. Huron River Drive; and James worked as a conductor at the Railroad.² In 1950, Lewis & Evelyn Swartzbaugh resided at 26240 Erie St.

¹ [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan: 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 11, dwelling 108, for James & Ola May Skiver and son; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-D?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45>; accessed 27 July 2025), FHL#108990835, image 12 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.

The residence at 26240 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional architectural integrity, its significant representation of 1930 Folk Victorian residential design, and its important role in documenting Flat Rock's continued residential development during the transition period between the community's early establishment and its later industrial expansion.

Criterion A - Community Planning and Development: This property holds exceptional significance for understanding Flat Rock's residential evolution during the crucial early 1930s period when the community was experiencing sustained prosperity following Henry Ford's establishment of the Village Industries program. Constructed in 1930, the building represents the type of substantial middle-class housing that documented the community's economic stability and residential aspirations during the final years of the prosperity decade. The structure demonstrates how Flat Rock successfully attracted and retained families who valued traditional residential character while participating in the community's modernizing economy.

The building's 1930 construction date places it at a significant moment in Flat Rock's development when the community had achieved sufficient stability and prosperity to support substantial residential investment while maintaining the small-town character that distinguished it from larger industrial centers. The property illustrates the community planning success that enabled Flat Rock to accommodate population growth while preserving livable neighborhood environments and family-oriented community identity.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1930 Folk Victorian residential design that demonstrates the persistence of traditional architectural values in small Michigan communities during the early 20th century. The structure represents the successful adaptation of Victorian design elements to 1930s construction practices, illustrating how local builders and property owners maintained connection to established architectural traditions while accommodating modern domestic requirements and construction methods.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of residential design in communities that valued architectural continuity over stylistic innovation. The wraparound porch, decorative woodwork, cross-gabled massing, and quality construction details represent the type of craftsmanship and design sophistication that distinguished substantial residential construction during the early 20th century. The structure demonstrates how traditional residential architecture remained culturally relevant and economically viable even as modernist influences began to appear in other building types.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1930 construction within the established Gibraltar Road residential corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including cross-gabled massing, wraparound porch configuration, fenestration pattern, and decorative details remaining essentially unchanged from original construction. The building clearly conveys the design intentions of 1930 Folk Victorian residential architecture.

Materials: The building demonstrates outstanding integrity of materials, with original wood clapboard siding, wood window systems, porch elements, and decorative trim remaining largely intact and authentic to the construction period. The consistent use of wood construction maintains the building's authentic material character.

Workmanship: The structure exhibits exceptional integrity of workmanship, with high-quality construction details, precise woodworking, and sophisticated design execution clearly evident throughout. The building demonstrates the superior construction standards that characterized substantial residential development during the early 1930s.

Setting: The building retains excellent integrity of setting within Gibraltar Road's residential corridor, maintaining its intended relationship to the street, mature landscaping, and surrounding neighborhood development patterns established during Flat Rock's early 20th-century expansion.

Feeling: The building successfully conveys the feeling of early 20th-century residential prosperity and architectural sophistication through its substantial scale, decorative elements, and continued function as a well-maintained family residence within the historic neighborhood context.

Association: The building maintains exceptionally strong associative links with Flat Rock's early 20th-century residential development and the community's evolution during the prosperous period that preceded the Great Depression, serving as tangible evidence of the residential planning and architectural values that characterized the community during its transition to industrial prominence.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and historically significant residential buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1930 construction date places it within the critical transition period of the district's significance, documenting Flat Rock's successful residential development during the final years of prosperity before the Great Depression. As an example of high-quality Folk Victorian architecture executed during the early 1930s, the building represents the architectural sophistication and construction quality that distinguished Flat Rock's residential development from more utilitarian housing in larger industrial centers.

The property's exceptional preservation of original architectural elements, including the wraparound porch, decorative woodwork, and authentic material systems, makes it an invaluable resource for understanding early 20th-century residential construction practices and domestic architectural traditions. The building's continued use as a well-maintained family residence demonstrates the enduring value of quality traditional residential design and its continuing contribution to neighborhood character and community identity.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant residential properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0208_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26260 Gibraltar Rd.		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0206_000 Lot 206 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096573	Long: -83.291319	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	About 1950
Architectural Style	Mid-Century Modern Utilitarian/International Style
Building Form	One-story rectangular block
Roof Form	Flat roof
Roof Materials	Built-up roofing
Exterior Wall Materials	Painted concrete masonry units
Foundation Materials	Concrete slab on grade
Window Materials	Aluminum frame windows
Window Type	Ribbon windows, clerestory windows
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Commerce; Transportation			
Period(s) of Significance	1950-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Don's Bicycle Shop and O'Neals' Oil Shop			
Current/Common Name	26260 Gibraltar Rd.			
Historic/Original Owner	Bevier Family			
Historic Building Use	Automotive garage/service station			
Current Building Use	Commercial/automotive service			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The commercial building at 26260 Gibraltar Rd represents an exceptional example of 1950 Mid-Century Modern utilitarian architecture that demonstrates the post-World War II transformation of automotive service buildings from traditional garage structures to sophisticated commercial facilities reflecting modernist design principles. Constructed in 1950, this one-story rectangular building embodies the clean geometric aesthetic and functional efficiency that characterized progressive commercial architecture during the early years of America's automobile-centered economic expansion.

The structure exhibits the characteristic features of International Style influence adapted to automotive service functions, featuring a low-profile rectangular plan with flat roof configuration that emphasizes horizontal lines and geometric simplicity. This architectural approach reflects the post-war embrace of modernist design principles that prioritized functional clarity and efficient spatial organization over decorative elaboration, creating commercial buildings that projected images of technological sophistication and professional competence to attract customers in an increasingly competitive automotive service market.

The building's most distinctive character-defining feature is its sophisticated fenestration system that combines ribbon windows along the primary elevation with clerestory glazing that provides abundant natural lighting for interior automotive service operations. This window configuration demonstrates the successful application of modernist lighting principles to utilitarian building functions, creating work environments that maximized both natural illumination and visual connection between interior operations and the surrounding commercial corridor. The ribbon window system reflects the period's embrace of continuous horizontal glazing that dissolved traditional distinctions between interior and exterior spaces while providing optimal visibility for both customer service and automotive display functions.

The exterior wall system consists of painted concrete masonry units that create clean, unornamented surfaces characteristic of modernist commercial design. The consistent use of concrete masonry reflects both the standardized building materials that became prevalent during the post-war construction boom and the period's preference for honest expression of structural materials without applied decoration. The white paint treatment enhances the building's geometric clarity while providing the bright, clean appearance essential to automotive service establishments seeking to project images of professional competence and mechanical precision.

Character-defining architectural elements include the pronounced flat roof with cleanly detailed parapet that creates the building's distinctive rectilinear profile against the sky. The roof design incorporates subtle geometric articulation through slight variations in parapet height that add visual interest without compromising the overall modernist aesthetic of functional simplicity. The building's relationship to Gibraltar Road is handled through direct orientation and generous glazing that establishes clear visual connections between automotive service operations and the public streetscape.

The structure's corner positioning at a significant intersection demonstrates the strategic site planning that characterized automobile-oriented commercial development during the 1950s, when business locations were selected to maximize visibility and accessibility for motorists traveling along primary commercial corridors. This siting reflects the comprehensive approach to commercial planning that enabled Flat Rock to accommodate automobile-centered economic activities while maintaining organized development patterns within the established community framework.

The building's design successfully integrates modernist architectural principles with the specific functional requirements of automotive service operations, creating a structure that serves both as effective commercial space and as a landmark within Flat Rock's mid-century commercial landscape. The quality of original design and construction has enabled the building to maintain relevance and functionality across multiple decades of automotive industry evolution while preserving its essential architectural character and community significance.

History of the Resource

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

The Bevier family — a group of unmarried siblings — held this lot for decades. Brothers Selwyn and Joseph Bevier jointly owned the property and at some point mortgaged it through the State Savings Bank of Flat Rock, which they paid off by January 1947.¹

When Joseph died in 1954, his half-interest passed to four surviving siblings: Clara M. Bevier, Selwyn Bevier, Sophia Drouillard, and Frank E. Bevier; the following year, Sophia and Frank quit-claimed their shares to Clara and Selwyn for love, consolidating ownership back to two siblings.²

In August 1960, Clara and Selwyn briefly deeded the lot to Margaret A. Bain for nominal consideration, and on the same day Bain deeded it right back — this time to Clara, Selwyn, and Sophia Drouillard as joint tenants with right of survivorship; this was almost certainly an estate-planning maneuver, using Bain as an intermediary to restructure the title so the last surviving sibling would automatically inherit the whole property.³

That arrangement worked as intended; Clara died in March 1961, and Selwyn — who also went by Charles S. Bevier — died in May 1967, leaving Sophia Drouillard as sole owner by survivorship; in May 1968, she sold the lot to Robert E. McCormick for \$9,200, recording her siblings' death certificates alongside the deed to establish clear title.⁴

Four years later, McCormick sold on land contract to Russell L. O'Neal for a total price of \$16,500 (\$4,750 down with \$11,750 to be paid with interest), nearly doubling his investment.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 commercial building at 26260 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional significance in documenting Flat Rock's post-war commercial modernization, its outstanding architectural integrity as an example of 1950 Mid-Century Modern utilitarian design, and its important associations with the automobile-centered economic development that characterized the community during the late period of significance.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Commerce/Transportation: This property holds exceptional significance for understanding Flat Rock's commercial evolution during the critical post-World War II period when the community was adapting to the automobile-centered economy that would define American commercial development for the remainder of the 20th century. Constructed about 1950, the building represents the type of sophisticated automotive service facility that enabled Flat Rock to participate effectively in the post-war economic expansion while maintaining its identity as a progressive, well-planned community that embraced modern commercial practices.

The structure's function as an automotive garage/service station documents the community's recognition of the automobile's central role in both local economic activity and regional transportation patterns. The building's strategic corner location and modernist design reflect the comprehensive planning approach that enabled Flat Rock to accommodate automobile-oriented commercial development while preserving organized streetscape character and community identity. This commercial sophistication demonstrates how small Michigan communities successfully competed with larger urban centers by providing high-quality services within architecturally distinguished facilities.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1950 Mid-Century Modern utilitarian design that demonstrates the successful application of International Style principles to specialized commercial functions. The structure represents the post-war embrace of modernist design principles that emphasized functional efficiency, geometric clarity, and honest expression of materials and structure. The building's sophisticated fenestration system, clean geometric massing, and quality construction details illustrate how progressive architectural ideas influenced even utilitarian building types during the early 1950s.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial architecture during the transition from traditional building styles to modernist approaches that emphasized technological sophistication and professional competence. The structure exemplifies the

¹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.

² Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

³ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁴ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

⁵ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

optimistic modernist aesthetic that characterized the early 1950s, when architects and builders embraced simplified forms and industrial materials to create commercial spaces that projected images of progress and efficiency.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1950 construction at the strategic corner position within Gibraltar Road's commercial corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including rectangular massing, flat roof configuration, ribbon window system, and clerestory glazing remaining essentially unchanged from original construction. The building clearly conveys the design intentions of 1950 Mid-Century Modern utilitarian architecture.

Materials: The building demonstrates excellent integrity of materials, with original concrete masonry construction, aluminum window systems, and flat roof assembly remaining largely intact and authentic to the construction period. The painted finish maintains the building's clean modernist aesthetic while preserving underlying structural materials.

Workmanship: The structure exhibits outstanding integrity of workmanship, with precise geometric detailing, sophisticated window installation, and quality construction techniques clearly evident throughout. The building demonstrates the high standards of commercial construction that characterized the post-war building boom.

Setting: The building retains excellent integrity of setting at its corner location within Gibraltar Road's commercial corridor, maintaining its intended relationship to vehicular traffic patterns, adjacent commercial development, and the broader community context established during Flat Rock's mid-20th century modernization.

Feeling: The building successfully conveys the feeling of 1950s commercial modernism and automotive service sophistication through its clean geometric form, professional appearance, and continued function as an automotive service facility within the historic commercial corridor.

Association: The building maintains exceptionally strong associative links with Flat Rock's post-war commercial development and the community's adaptation to automobile-centered economic patterns, serving as tangible evidence of the planning decisions and architectural investments that enabled small communities to compete effectively in the changing post-war marketplace.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and historically significant mid-century commercial buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations with automotive commerce and modernist design, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1950 construction date places it within the critical late period of the district's significance, documenting Flat Rock's successful modernization and the community's embrace of progressive commercial architecture. As an example of high-quality Mid-Century Modern utilitarian design that has successfully maintained its original function, the building represents the type of adaptable, well-designed construction that enabled small Michigan communities to participate effectively in post-war economic expansion while preserving distinctive community character.

The property's continued operation as an automotive service facility provides compelling documentation of functional design success while demonstrating the building's ongoing contribution to Flat Rock's commercial vitality. This sustained commercial use, combined with the structure's exceptional architectural preservation, illustrates the long-term value of quality modernist commercial design and its continuing relevance to community economic development.

Final Recommendation: **CONTRIBUTING** to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant mid-century commercial properties.

References

List references used to research and evaluate the individual property.

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	26059 Gibraltar Road [630 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0216_000 Lot 216 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0943301	Long: -83.2891228			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1868
Architectural Style	Vernacular Greek Revival/Italianate Influence
Building Form	Two-story rectangular block with front porch
Roof Form	Hip roof with front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood siding
Foundation Materials	Stone/concrete (under renovation)
Window Materials	Vinyl replacement windows
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History			
Period(s) of Significance	1868-1975 (entire span of district's 1920-1975 period, plus pre-district significance)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	Harryman House			
Historic/Original Owner	Osmand Harryman			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Osman Harryman			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1868 Folk Gothic residence is a 2-story dwelling situated on a corner lot along Gibraltar Road in Flat Rock. Built by Osmond Harryman during the post-Civil War period, this house is one of the earliest surviving residential structures in Flat Rock, contemporary with the nearby Stoup House at 26139 Gibraltar Road, and represents the village's formative settlement era decades before Ford's Village Industries program would transform the community. The property has been converted to multifamily use and has undergone material alterations, but retains its essential Folk Gothic form and continues to convey its significance as an early settlement-era residence.

The house exhibits the Folk Gothic form, characterized by a steeply pitched front-gabled roof that reflects the Gothic Revival influence popular in mid-19th century American residential architecture. The steep roof pitch, which approaches the pointed arch aesthetic of Gothic architecture, distinguishes this style from the more gently pitched gables of later vernacular houses. A cross gable extends from the side, creating additional architectural interest and interior space. The roof is currently covered with asphalt shingles.

The 2-story massing with front-gabled orientation was a common configuration for substantial village houses during the post-Civil War period. The front facade presents a symmetrical arrangement with the entrance centered on the first floor, flanked by windows, and paired windows on the second floor within the gable field. This balanced composition reflects the formal design sensibility of mid-19th century residential architecture.

The most notable surviving historic feature is the full-width front porch, which is currently undergoing restoration. The porch features a distinctive pressed metal or decorative tin porch wall with a rusticated stone pattern, a significant decorative element that is increasingly rare. This porch wall shows extensive paint weathering, indicating active restoration work. Temporary wooden posts currently support the porch roof while restoration proceeds. The porch configuration—spanning the full width of the facade—was characteristic of 19th-century houses and created important outdoor living space.

The exterior walls are clad in vinyl siding in a gray or taupe color, a replacement material that obscures the original wall surface. The vinyl siding maintains the general proportions and appearance appropriate to the building's form but represents a significant loss of original material integrity.

The windows are aluminum replacement units in a double-hung configuration. While not original, the windows maintain appropriate proportions and placement within the original openings. The fenestration pattern—symmetrically arranged on the front facade—reflects the formal design approach of the mid-19th century.

The foundation appears to be concrete block, which likely represents a later replacement of an original stone foundation. Mid-19th century houses typically featured stone or brick foundations, and the current concrete block foundation suggests 20th-century foundation work.

The corner lot location along Gibraltar Road places the house at a prominent position within the historic village core. A period-style street lamp stands in the front yard, contributing to the historic streetscape character. The property's position along the main thoroughfare reflects its significance as an early substantial residence in the developing village.

Character-defining features include the Folk Gothic form with steeply pitched front gable, the 2-story massing, the full-width front porch with decorative pressed metal porch wall, the symmetrical facade arrangement, and the prominent corner lot location that contributes to the streetscape character of Gibraltar Road.

History of the Resource

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

Osmond Harryman built the residence at 26059 Gibraltar about 1868 and his estate continued to pay taxes on Lots 4 & 5 on Block 16 in Flat Rock through 1919.¹ Osmond Harryman died on 28 September 1907 at the age of eighty-four.²

A.C. McIntyre owned lot 5 of block 16 in 1920; and the residence thereon 630 Erie St.³ In 1920, Arthur & Marian McIntyre were living at 630 Erie St., and Arthur was employed as a field man for a Beet Co.⁴

In 1930, Harry & Caroline Felton were living at 630 Erie St. [Gibraltar], and Harry was employed as a Clergyman for the Methodist Church.⁵ In 1931, the Methodist Church was the owner of lot 5 of block 16 in the Village of Flat Rock.⁶ In 1940, Harry & Louisa Kendoe were living at 26059 Erie St. [Gibraltar], and Harry was employed as a car inspector for the railroad.⁷ In 1950, Vaughn & Ruth McNeil and family resided at 26059 Erie St. [Gibraltar]; and Vaughn worked as Stock Clerk for an Auto Parts Manufacturer.⁸

Statement of Significance/Recommendation of Eligibility

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

This c. 1868 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Settlement and Community Development**. The property represents one of the earliest surviving residential structures in Flat Rock, built during the post-Civil War settlement period by Osmond Harryman, and retains its essential Folk Gothic form despite material alterations.

Criterion A - Settlement and Community Development: Constructed c. 1868 by Osmond Harryman, this house dates to the formative settlement era of Flat Rock, approximately 60 years before Ford's Village Industries program would transform the community. Together with the contemporary Stoup House at 26139 Gibraltar Road, this property represents the earliest layer of residential development in Flat Rock, when the village was an agricultural community centered on the Huron River. Osmond Harryman and other early settlers like Charles Stoup established the community fabric that would persist through the Village Industries era and beyond.

Early Period Significance: The Flat Rock Historical District encompasses two periods of significance: the Early Period (1834-1920s) representing Michael Vreeland's establishment of the village and its development as an agricultural community, and the Late Period (1922-1975) representing Ford's Village Industries transformation. This property is significant within the Early Period, providing essential documentation of the pre-industrial village that Ford would later transform. The survival of multiple 1868 houses along Gibraltar Road demonstrates the substantial residential development that occurred in Flat Rock during the post-Civil War era.

Builder Documentation: The documented construction by Osmond Harryman in 1868 provides valuable information about the individuals who built Flat Rock's earliest residential fabric. This documentation connects the physical structure to a specific individual and moment in the community's formative development. Research into Harryman's role in early Flat Rock would enhance understanding of the property's historical significance.

Architectural Context: The Folk Gothic style, characterized by steeply pitched gables reflecting Gothic Revival influence, was popular in rural Michigan during the mid-19th century. This style represented the penetration of national architectural

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1868-1919," unpaginated, arranged alphabetically; citing entries for Osmond Harryman; Clerk's Office (vault), Brownstown Township; **ALSO**, "United States, Census, 1870", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:MHC6-BXF> : accessed 27 Dec 2025), Entry for Osmond Harryman and Elizabeth Harryman, 1870; **ALSO**, "United States, Census, 1900", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M91H-J8J> : accessed 27 Dec 2025), Entry for Osman Harryman and Elizabeth Harryman, 1900.

² "Michigan, Deaths and Burials, 1800-1995", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FHT3-M26> : accessed 29 November 2025), Osmond Harryman, 28 Sep 1907.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 48, entry for A.C. McEntire [sic]; Clerk's Office (vault), Brownstown Township.

⁴ 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 4A, dwelling 95, family 100, for Arthur & Marian McIntyre ; 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 Dec 2025), FHL# 004966178, Image 566 of 1100; United States. National Archives and Records Administration.

⁵ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 6B, dwelling 127, family 146, for Harry & Caroline Felton ; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 450 of 1148; United States. National Archives and Records Administration.

⁶ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically and by subdivision; pg. 98, entry for Methodist Episcopal Church; Clerk's Office (vault), Brownstown Township

⁷ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, dwelling 356, for Harry & Louisa Kendoe ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 21 of 1034; United States. National Archives and Records Administration.

⁸ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 13, dwelling 133, for Vaughn & Ruth McNeil and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL# 108990835, image 14 of 58; United States. National Archives and Records Administration.

fashions into small communities, where local builders interpreted high-style Gothic Revival in vernacular terms. The steep roof pitch and formal facade arrangement distinguish this house from purely utilitarian vernacular construction and demonstrate the aspiration for architectural fashion among early Flat Rock residents.

Decorative Porch Feature: The pressed metal or decorative tin porch wall with rusticated stone pattern represents a significant surviving decorative element from the late 19th or early 20th century. While this feature may postdate the original construction, it demonstrates the continued investment in the property during the late Victorian era and represents an increasingly rare decorative treatment. The current restoration of this feature indicates commitment to preserving historic character.

Use Conversion: The property's conversion from single-family to multifamily use represents a functional change that is common among older, larger houses. While this conversion affects the property's association with its original single-family residential use, it does not compromise the building's ability to convey its architectural and historical significance. Many 19th-century houses have undergone similar conversions while retaining contributing status.

Integrity Assessment: The property retains integrity of location, remaining on its original corner lot along Gibraltar Road. Integrity of design is maintained through preservation of the Folk Gothic form with steeply pitched front gable, 2-story massing, full-width porch configuration, and symmetrical facade arrangement. Integrity of materials and workmanship has been significantly diminished through vinyl siding, replacement windows, and likely foundation replacement, though the decorative porch wall survives as a significant historic feature. Integrity of setting is preserved through the corner lot location and relationship to the Gibraltar Road streetscape. Integrity of feeling and association are maintained, as the property continues to convey its historic character as a substantial mid-19th century residence from Flat Rock's settlement era, despite the conversion to multifamily use.

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

The c. 1868 construction by Osmond Harryman makes this property one of the earliest surviving residential structures in Flat Rock, representing the village's formative settlement era approximately 60 years before Ford's Village Industries program would transform the community. Together with the contemporary Stoup House at 26139 Gibraltar Road, this property provides essential documentation of the Early Period of significance (1834-1920s) within the district, demonstrating the substantial residential development that occurred along Gibraltar Road during the post-Civil War era.

The property retains its essential Folk Gothic form, with the steeply pitched front gable characteristic of Gothic Revival influence clearly defining the building's architectural identity. The 2-story massing, symmetrical facade arrangement, and full-width front porch configuration remain legible despite material alterations, demonstrating the formal design sensibility that characterized substantial village houses during the mid-19th century. The corner lot location along Gibraltar Road places the house at a prominent position within the historic village core.

The decorative pressed metal porch wall with rusticated stone pattern represents a significant surviving historic feature that is increasingly rare. The current restoration of this element, evidenced by the weathered paint and temporary support posts, indicates active preservation efforts that will enhance the property's historic character. This decorative treatment demonstrates the continued investment in the property during the Victorian era.

The documented builder information—Osmond Harryman, 1868—connects this property to a specific individual and moment in Flat Rock's formative development. The presence of two documented 1868 houses along Gibraltar Road (this property and the Stoup House) demonstrates that multiple substantial residences were constructed during this period, reflecting the village's growth during the post-Civil War era.

While vinyl siding, replacement windows, and likely foundation replacement have diminished material integrity, and the conversion to multifamily use represents a functional change, these alterations do not compromise the property's ability to convey its essential historical and architectural significance. The Folk Gothic form remains clearly legible, and the property continues to demonstrate its associations with the earliest period of residential development in Flat Rock. The surviving decorative porch wall and the ongoing restoration work indicate continued commitment to preserving the property's historic character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0216_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26075 Gibraltar Road [614 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0218_000 Lot 218 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0945043	Long: -83.2895898			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1881
Architectural Style	Vernacular
Building Form	One-story rectangular cottage
Roof Form	Side-gabled Cottage
Roof Materials	Standing seam metal roofing
Exterior Wall Materials	Horizontal wood siding
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage on alley

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1881-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26075 Gibraltar Rd.			
Historic/Original Owner	Rachel Bevier Residence			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	27 Sep 1925	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form 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. 1881 vernacular cottage is a single-story dwelling situated on Gibraltar Road in Flat Rock, historically known as 614 Erie Street and located on Lot 3, Block 16 of the Village of Flat Rock. Built during the post-Civil War settlement period, this house represents one of the earliest surviving residential structures in Flat Rock and carries significant historical associations with the Bevier family. In 1881, the home was occupied by Rachel Bevier and her family. Rachel was the widow of Luther S. Bevier, who served with Company D, 9th Regiment, Michigan Cavalry during the Civil War and died as a Confederate Prisoner of War in Richmond, Virginia in approximately November 1863. Rachel Bevier lived in this house until her death on February 16, 1896, after which ownership passed to her son Ed Bevier, who was documented as the owner in 1906. This Civil War widow's residence represents an important connection to the human costs of the war and the experiences of families left behind.

The property demonstrates the modest vernacular housing that characterized Flat Rock during its formative years as an agricultural village, decades before Ford's Village Industries program would transform the community. Most notably, the house retains what appears to be an original or early standing seam metal roof, an increasingly rare survival that significantly enhances the property's integrity.

The house exhibits a simple vernacular cottage form with a side-gabled roof, representing the practical, economical housing that characterized rural Michigan communities during the late 19th century. The single-story form with compact footprint reflects the modest means of early village residents while providing adequate shelter for families. This straightforward building form, lacking stylistic pretension, represents the utilitarian approach to housing that predominated in small agricultural communities.

The most significant feature of this property is the standing seam metal roof, which appears to be an original or early feature based on its weathered patina and construction characteristics. Standing seam metal roofing was a durable, fire-resistant roofing option that was common during the late 19th and early 20th centuries, though most examples have been replaced with asphalt shingles over the decades. The survival of this metal roof—showing the characteristic weathering and patina of aged metal—provides exceptional material evidence of 19th-century roofing practices and significantly enhances the property's historical integrity. The vertical seams running from ridge to eave are clearly visible and represent traditional metal roofing craftsmanship.

The exterior walls are clad in vinyl siding in a yellow or cream color, a replacement material that obscures the original wall surface (likely wood clapboard). The siding shows some weathering and aging, indicating it has been in place for some time. While vinyl siding represents a change from original materials, the simple, horizontal profile maintains an appearance compatible with the vernacular character of the house.

The front facade displays a straightforward arrangement with a central entrance flanked by windows. A small entry porch with steps provides access to the front door. The fenestration pattern reflects the practical interior arrangement typical of modest vernacular cottages, with windows positioned to serve functional requirements for light and ventilation.

The windows appear to be aluminum replacement units in a double-hung configuration. While not original, the windows maintain appropriate proportions within the original openings and do not significantly detract from the building's overall character.

A brick chimney rises from the roof, indicating the original heating system and providing material evidence of the building's 19th-century construction. The chimney's position and construction are consistent with late 19th-century residential heating practices.

The foundation appears to incorporate stone and/or concrete block materials, reflecting construction practices that may combine original stone foundation elements with later concrete block repairs or additions. This mixed foundation construction is common in buildings of this age that have been maintained over more than a century.

The property occupies a lot along Gibraltar Road with mature deciduous trees that frame the house. A period-style street lamp stands in the front yard, contributing to the historic streetscape character. The property's position along the main thoroughfare reflects its place within the historic village core.

Character-defining features include the vernacular cottage form, the significant standing seam metal roof, the single-story massing with side-gabled roof, the brick chimney, and the overall modest residential character that represents Flat Rock's early settlement-era housing.

History of the Resource

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

In 1881, Rachel Bevier and family were living in the home on lot 3 in block 16, of the Village of Flat Rock.¹ Rachel Bevier was a Civil War Widow; the wife of Luther S. Bevier, who served with Company D, 9th Regiment, Michigan Cavalry and who died as a Confederate Prisoner of War in Richmond, Virginia, about November 1863.² Rachel Bevier died on 16 Feb 1896.³ In 1906, Ed Bevier, son of Rachel owned lot 3, in block 16 and the residence thereon; 614 Erie St.⁴

In 1920, Michael Muldrig owned lot 3 in block 16; and the residence thereon, 614 Erie St.⁵ In 1930, Remie & Martha E. Panblon and family were living at 614 Erie St. [Gibraltar], and Remie was employed as a Laborer for general plumbing.⁶ In 1940, Catherine Hill were living at 26075 Erie St. [Gibraltar].⁷ In 1950, Aaron & Amelia Hanning and family resided at 26075 Erie St. [Gibraltar]; and Aaron was employed doing office work for the Railroad.⁸ In 1971, Howard Burgoon resided at 26075 Erie Street.⁹

Statement of Significance/Recommendation of Eligibility

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

This c. 1881 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Settlement, Community Development, Military History, and Social History**. The property represents one of the earliest surviving residential structures in Flat Rock, built during the post-Civil War settlement period, and carries exceptional historical significance as the documented residence of Rachel Bevier, a Civil War widow whose husband died as a Confederate prisoner of war. The property also retains a significant standing seam metal roof that provides exceptional material evidence of 19th-century construction practices.

Criterion A - Military History and Social History: This property carries significant historical associations as the documented home of Rachel Bevier, widow of Luther S. Bevier. Luther Bevier served with Company D, 9th Regiment, Michigan Cavalry during the Civil War and died as a Confederate Prisoner of War in Richmond, Virginia in approximately November 1863. His death left Rachel a widow with a family to support during the difficult years following the war. By 1881, Rachel and her family were living in this house on Lot 3, Block 16 of the Village of Flat Rock (then addressed as 614 Erie Street). Rachel Bevier lived here until her death on February 16, 1896, after which the property passed to her son Ed Bevier, documented as the owner in 1906. This documented association with a Civil War widow provides tangible connection to the human costs of the war and the experiences of families who lost loved ones in the conflict. The property represents the modest circumstances in which many Civil War widows lived while raising families and maintaining households in the decades following the war.

Criterion A - Settlement and Community Development: Constructed c. 1881, this vernacular cottage dates to the formative settlement era of Flat Rock, approximately 47 years before Ford's Village Industries program would transform the community. The property represents the modest vernacular housing that characterized the village during its early development as an agricultural community centered on the Huron River. Together with the 1868 houses at 26139 and 26059 Gibraltar Road, this property demonstrates the sustained residential development that occurred along Gibraltar Road during the late 19th century, establishing the community fabric that would persist through the Village Industries era.

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1882," unpaginated, arranged alphabetically; entry for Mrs. Bevier; original records held by Brownstown Township Historical Society.

² "United States, Civil War Widows and Other Dependents Pension Files, 1861-1934", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:KHY9-WKG> : accessed 27 Dec 2025), entry for Rachel Hooper Bevier and Luther S Bevier, from 1861 to 1934; **ALSO:** "United States, Census of Union Veterans and Widows of the Civil War, 1890", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:K8SL-1X2> : accessed 27 Dec 2025), entry for Luther S Bevier and Rachel Bevier, 1890.

³ "Find a Grave Index", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QVVD-L1BV> : accessed 27 Dec 2025), Entry for Rachel Hooper Bevier, death 16 Feb 1896.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1906," unpaginated, arranged alphabetically; entry for Ed Bevier; original records held by Brownstown Township Historical Society.

⁵ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1920," arranged alphabetically; pg. 50, entry for Michael Muldrig; original records held by Brownstown Township Historical Society.

⁶ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 6B, dwelling 128, family 147, for Remie & Martha E. Panblon and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 450 of 1148; United States. National Archives and Records Administration.

⁷ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, dwelling 354, for Catherine Hill ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, image 21 of 1034; United States. National Archives and Records Administration.

⁸ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 71, dwelling 131, for Aaron & amelia Hanning and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

⁹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Erie Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Multi-Generational Bevier Family Ownership: The documented ownership by Rachel Bevier (1881-1896) followed by her son Ed Bevier (documented 1906) demonstrates multi-generational family ownership that connected this property to Flat Rock's community development across several decades. This pattern of family continuity reflects the stable, rooted community that characterized Flat Rock during the late 19th and early 20th centuries.

Early Period Significance: The Flat Rock Historical District encompasses two periods of significance: the Early Period (1834-1920s) representing Michael Vreeland's establishment of the village and its development as an agricultural community, and the Late Period (1922-1975) representing Ford's Village Industries transformation. This property is significant within the Early Period, providing essential documentation of the modest vernacular housing that characterized the pre-industrial village. While the 1868 houses along Gibraltar Road represent more substantial construction, this 1881 cottage demonstrates the range of housing available to early Flat Rock residents, including those of modest means such as Civil War widows.

Standing Seam Metal Roof: The retention of what appears to be an original or early standing seam metal roof is a significant feature that substantially enhances the property's integrity. Standing seam metal roofing was a popular, durable roofing choice during the late 19th century, but most examples have been replaced with asphalt shingles over the decades. The survival of this metal roof, with its weathered patina indicating considerable age, provides exceptional material evidence of 19th-century roofing practices that is increasingly rare in the region. This feature elevates the property's significance beyond its modest vernacular form.

Vernacular Housing Context: The simple cottage form represents the practical, economical housing that was accessible to ordinary residents of rural Michigan communities during the late 19th century, including widows supporting families on limited means. While lacking the architectural sophistication of larger settlement-era houses, vernacular cottages like this one housed the majority of village residents and are essential for understanding the full range of early residential development in Flat Rock.

Integrity Assessment: The property retains integrity of location, remaining on its original site along Gibraltar Road. Integrity of design is maintained through preservation of the vernacular cottage form with side-gabled roof and single-story massing. Integrity of materials is mixed: while vinyl siding and replacement windows have diminished wall and window material integrity, the significant standing seam metal roof and brick chimney preserve important original or early features. The standing seam roof specifically preserves exceptional integrity of workmanship in its traditional seaming technique. Integrity of setting is preserved through the property's location along Gibraltar Road. Integrity of feeling and association are particularly strong given the documented historical associations with the Bevier family and Rachel Bevier's status as a Civil War widow, as the property continues to convey its historic character as a modest vernacular cottage that sheltered a family affected by the Civil War.

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

The c. 1881 construction date places this property among the earliest surviving residential structures in Flat Rock, representing the village's settlement era approximately 47 years before Ford's Village Industries program would transform the community. The exceptional documented history of this property as the home of Rachel Bevier, Civil War widow of Luther S. Bevier who died as a Confederate POW in Richmond, Virginia in 1863, adds significant historical dimensions that elevate the property's importance within the district.

Rachel Bevier's occupation of this modest cottage from at least 1881 until her death in 1896 provides tangible connection to the human costs of the Civil War and the experiences of families who lost loved ones in the conflict. Her husband Luther served with Company D, 9th Regiment, Michigan Cavalry, and his death as a prisoner of war left Rachel to support her family through the difficult post-war decades. The subsequent ownership by their son Ed Bevier, documented in 1906, demonstrates the multi-generational family continuity that characterized stable village communities. This documented provenance connecting the physical structure to specific individuals and their experiences during a pivotal period in American history substantially enhances the property's significance.

The property retains its essential vernacular cottage form, with the side-gabled roof, single-story massing, and modest scale clearly demonstrating the practical housing that was accessible to ordinary village residents, including widows supporting families on limited means. While more modest than the substantial Folk Victorian houses of the 1868 period, this cottage represents the type of housing in which many Civil War widows and their families lived and is essential for understanding both the social fabric and the full range of early residential development in Flat Rock.

The standing seam metal roof remains the property's most significant architectural feature and substantially elevates its contribution to the district. Standing seam metal roofing, while common in the late 19th century, has been replaced on most buildings with asphalt shingles. The survival of this roof—displaying the weathered patina and vertical seaming characteristic of aged metal roofing—provides exceptional material evidence of 19th-century construction practices that is increasingly rare. This original or early feature preserves both material integrity and the craftsmanship of traditional metal roofing techniques.

The brick chimney provides additional material evidence of original construction, demonstrating the heating systems that served 19th-century residences. The combination of surviving metal roof and brick chimney preserves important elements of the building's original material character despite the application of vinyl siding.

The documented historical associations with the Bevier family—particularly Rachel Bevier's status as a Civil War widow—combined with the early construction date, surviving standing seam metal roof, and location within the historic village core along Gibraltar Road (historically Erie Street), make this property a significant contributor to understanding Flat Rock's settlement era and the social fabric of post-Civil War Michigan communities. While vinyl siding and replacement windows have diminished material integrity on the walls, the documented history and surviving original features preserve the property's essential historical and architectural character.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0218_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26085 Gibraltar Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0219_000 Lot 219 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094359	Long: -83.289778	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1937
Architectural Style	Colonial Revival/Minimal Traditional
Building Form	1.5 story rectilinear
Roof Form	Side-gabled w/ front & side dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick veneer
Foundation Materials	Concrete/brick
Window Materials	Replacement windows
Window Type	Double-hung sash, casement
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (on alley)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture; Education; Literature			
Period(s) of Significance	1937-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26085 Gibraltar Rd.			
Historic/Original Owner	Harold & Grace (nee Wagar) Law			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26085 Gibraltar Rd, known as the Grace Wagar Law House, represents an exceptional example of 1937 Colonial Revival residential architecture that embodies both the architectural sophistication and community significance that characterized Flat Rock's residential development during the late period of significance. Constructed in 1937 for Grace Wagar Law, a prominent local educator and chronicler of community life, this one-and-one-half-story brick cottage demonstrates the quality residential construction that enabled the community to attract and retain civic leaders who contributed significantly to Flat Rock's cultural and educational development.

The building exhibits the characteristic massing and proportional relationships of Colonial Revival design adapted to the modest scale appropriate to 1930s middle-class housing, featuring a side-gabled main block with integrated dormers that create both architectural interest and practical upper-level living space. This architectural approach reflects the period's embrace of traditional American design motifs filtered through Depression-era constraints that emphasized both dignity and economy in residential construction. The building's substantial brick construction demonstrates the quality standards that characterized residential development for community leaders during the late 1930s.

The structure's most distinctive character-defining feature is its high-quality red brick veneer that creates both visual distinction and permanent material character appropriate to the home of a respected community figure. The brick construction reflects both the elevated building standards available to professional families during the late 1930s and the period's preference for durable, low-maintenance materials that would preserve their appearance and value over extended periods. The consistent brick detailing and quality mortar work demonstrate the superior craftsmanship that characterized substantial residential construction during the economic recovery period.

The complex roofline configuration incorporates multiple dormers that provide both functional upper-level space and sophisticated architectural composition reflecting Colonial Revival design principles. The front-facing dormer creates formal street presence while side dormers maximize interior functionality, demonstrating the thoughtful integration of aesthetic and practical considerations that characterized quality residential design during the 1930s. The dormer windows with their traditional mullion patterns enhance the building's historical character while providing natural lighting for second-story spaces.

The fenestration pattern demonstrates careful attention to both symmetrical facade composition and functional interior lighting requirements, with window openings arranged to create balanced architectural rhythm while serving the domestic needs of educated homeowners who valued both privacy and community connection. While windows have been replaced, the openings maintain their original proportions and locations, preserving the building's essential architectural character and design integrity.

The building's positioning and relationship to Gibraltar Road reflect the residential planning standards that enabled professional families to establish dignified homes within walking distance of community institutions while maintaining appropriate privacy and domestic tranquility. The generous lot size and mature landscaping create the established residential environment that characterized middle-class neighborhood development during the late 1930s, when Flat Rock was experiencing sustained growth following Henry Ford's industrial development.

The property's association with Grace Wagar Law adds exceptional historical significance beyond its architectural merits, as Mrs. Law's extensive documentation of community life from 1902 until her death in 1981 provides irreplaceable insight into Flat Rock's evolution during both the early and late periods of significance. Her diaries, notes, and letters chronicling family, friends, and neighbors create an invaluable historical record that enhances understanding of daily life, social patterns, and community development throughout the district's period of significance.

This 1.5-story, single-family brick veneer residence with matching garage is situated on Lot 2 of Block 16 in the Village of Flat Rock and in 1941, the address was 26085 Erie St.¹

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

History of the Resource

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

In 1927, Wellington Wagar owned lot 1 & 2 of block 16 in the Village of Flat Rock.² In 1931, the east 44 feet of lot 2 in block 16 was owned by Grace Wagar Law, daughter of Wellington Wagar; there was no residence on the lot at that time.³ Grace Law owned lot 2 of block 16; and the residence thereon, 26085 Erie St.⁴ In 1940, Harold & Grace (nee Wagar) Law and son were living at 26085 Erie St. [Gibraltar], and Harold employed as a dispatcher for the steam railroad.⁵ In 1950, Harold & Grace Law resided at 26085 Erie St. [Gibraltar]; and Harold worked as Plant Protection for the Oil Refinery.⁶ In 1955, Harold & Grace Law resided at 26085 Erie St.⁷ The Law family resided at 26085 Erie Street from 1959-1971.⁸ Grace Wagar Law died on 11 May 1980.⁹

Statement of Significance/Recommendation of Eligibility

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

The Grace Wagar Law House at 26085 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with exceptional significance warranting recognition under multiple National Register criteria. This recommendation is based on the property's outstanding architectural integrity, its significant associations with local education and community documentation, and its important role in housing a community leader whose work provides irreplaceable insight into Flat Rock's development throughout the period of significance.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Education: This property holds exceptional significance for understanding Flat Rock's social and educational development throughout virtually the entire period of district significance. Grace Wagar Law's residence from 1937 until her death in 1981 represents the type of stable, professional household that provided community leadership and cultural continuity during periods of significant economic and social change. As a local teacher, Mrs. Law contributed directly to the education of multiple generations of Flat Rock residents, helping to maintain educational standards and community values during the community's transition from agricultural village to industrial center.

The property's 1937 construction date places it within the critical period when Flat Rock was experiencing sustained growth following Henry Ford's Village Industries establishment, yet Mrs. Law's documentation extends back to 1902, providing unique perspective on the community's evolution from the early period through the late period of significance. Her chronicling of community life, family relationships, and neighborhood development creates an invaluable historical record that enhances understanding of how Flat Rock maintained its community identity while accommodating industrial growth and social change.

Criterion B - Persons: The property possesses exceptional significance for its association with Grace Wagar Law (1891-1981), whose contributions to local education and community documentation make her a person of exceptional importance to Flat Rock's historical narrative. Born in 1891, Mrs. Law witnessed and recorded the community's entire transformation from agricultural village to industrial center, creating through her diaries, notes, and letters an irreplaceable documentary record spanning nearly eight decades of community development.

Mrs. Law's work as a local teacher provided direct service to the community's educational needs while her extensive documentation of daily life, social patterns, and community evolution creates a unique historical resource that enhances understanding of how small Michigan communities navigated the social and economic changes of the 20th century. Her

² Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically; pg. 99, entry for Wellington Wagar; original records held by Brownstown Township Historical Society.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," arranged alphabetically; pg. 98, entry for Grace Law; original records held by Brownstown Township Historical Society.

⁴ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1931," hand paginated, arranged alphabetically and by subdivision; pg. 160, entry for Grace Wagar; 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 8B, dwelling 352, for Harold & Grace Law and son; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW8K?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 20 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 13, dwelling 130, for Harold & Grace Law; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-2?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 14 of 58; United States. National Archives and Records Administration.

⁷ Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston, Rockwood, Romulus, Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

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

⁹ "Michigan, Death Index, 1971-1996", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:VZY3-6Q3> : Mon Feb 24 18:43:47 UTC 2025), Entry for Grace D Law, 11 May 1980.

chronicling of "family, friends, and neighbors" provides the type of intimate community perspective rarely preserved in official records, making her contributions invaluable to understanding the human dimensions of historical change.

Criterion C - Architecture: The building contributes significant architectural value as an excellent example of 1937 Colonial Revival residential design that demonstrates the quality construction and design sophistication available to professional families during the late Depression period. The structure's high-quality brick construction, complex dormer system, and thoughtful proportional relationships represent the type of elevated residential architecture that distinguished community leaders' homes while reflecting broader trends in American domestic design during the late 1930s.

The building's architectural significance extends to its documentation of residential construction practices and design standards during the economic recovery period, when architects and builders sought to provide traditional architectural character within economic constraints imposed by Depression-era conditions. The successful integration of Colonial Revival design elements with practical spatial requirements demonstrates the architectural sophistication that characterized quality residential development in progressive small communities.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1937 construction where Grace Wagar Law resided until her death in 1981.

Design: The structure retains exceptional integrity of design, with all major architectural elements including side-gabled massing, dormer configuration, brick construction, and overall Colonial Revival composition remaining essentially unchanged from original construction.

Materials: The building demonstrates excellent integrity of materials, with original brick veneer, roofing systems, and structural elements remaining largely intact and authentic to the construction period. The high-quality brick construction maintains the building's essential material character.

Workmanship: The structure exhibits outstanding integrity of workmanship, with superior brick construction, precise dormer detailing, and quality construction techniques clearly evident throughout the building.

Setting: The building retains excellent integrity of setting within Gibraltar Road's residential corridor, maintaining the established neighborhood environment where Mrs. Law lived and worked within the community she documented so extensively.

Feeling: The building successfully conveys the feeling of 1930s professional residential development and continues to evoke the stable, dignified domestic environment that housed one of Flat Rock's most important community chroniclers.

Association: The building maintains exceptionally strong associative links with Grace Wagar Law and her contributions to local education and community documentation, serving as the tangible connection to nearly eight decades of community observation and recording.

This property significantly exceeds the National Register threshold for contributing status and warrants special recognition within the Flat Rock Historical District for its exceptional significance under multiple criteria. The building's association with Grace Wagar Law creates unique historical value that extends far beyond its architectural merits, though the structure also represents high-quality 1930s residential design executed with superior materials and craftsmanship.

Mrs. Law's documentation spanning from 1902 to 1981 provides irreplaceable insight into community life throughout virtually the entire period of district significance, making her residence a property of exceptional historical importance. Her work as educator and community chronicler creates associations that enhance understanding of both the social dimensions of historical change and the role of civic-minded individuals in maintaining community identity during periods of economic transformation.

The property's combination of architectural quality, historical associations, and documentary significance makes it one of the most valuable contributing resources within the proposed district. The building serves as both an excellent example of 1930s residential architecture and as the tangible connection to one of Flat Rock's most important historical figures and community contributors.

Final Recommendation: CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A, B, and C, with exceptional significance warranting recognition as one of the district's most historically important properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0219_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26095 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0220_002 Lot 220 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0947611	Long: -83.2899576			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2003
Architectural Style	Contemporary Traditional/Neo-Colonial
Building Form	Two-story house w/ attached garage
Roof Form	Complex gabled roof system
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☐ No ☒
Number/Type:	Integrated Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26095 Gibraltar Rd			
Historic/Original Owner	Unknown			
Historic Building Use	N/A (built outside period of significance)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26095 Gibraltar Rd. is a two-story contemporary house constructed in 2003 that represents early 21st-century suburban residential development within the boundaries of the proposed Flat Rock Historical District. The structure exhibits the characteristic features of contemporary traditional residential design, combining neo-colonial stylistic elements with modern construction practices and spatial arrangements that reflect late 20th and early 21st-century lifestyle preferences and building standards.

The building displays a complex gabled roof system with multiple intersecting planes that create varied rooflines and architectural interest typical of contemporary residential design. This configuration represents the contemporary preference for varied massing and complex volumetric compositions that contrast with the simpler, more unified roof forms that characterized residential construction during the district's period of significance from 1920 to 1972.

The structure's two-story massing incorporates an attached garage with prominent front-facing orientation that reflects the automobile-centered residential planning principles that became standard during the late 20th century. This garage configuration represents a significant departure from the residential planning principles that governed house design during the historic period, when secondary structures were typically detached and positioned to minimize their visual impact on primary residential facades.

The exterior wall system combines brick veneer with vinyl siding in a mixed-material approach that demonstrates contemporary construction practices emphasizing both visual variety and construction efficiency. While the brick veneer echoes traditional masonry construction, the specific application and combination with vinyl siding reflects late 20th-century design sensibilities that differ substantially from the more unified material approaches that characterized residential construction during the district's period of significance.

Window openings feature modern vinyl units in configurations that reflect contemporary preferences for larger glass areas, varied window types, and standardized installation systems. The fenestration arrangement demonstrates typical early 21st-century residential glazing practices that prioritize energy efficiency and construction economy over the proportional relationships and rhythmic placement that characterize residential window design from the district's period of significance.

The building's positioning and orientation address Gibraltar Road through contemporary site planning approaches that emphasize private automobile access and suburban privacy over the pedestrian-oriented street relationships that defined residential development during Flat Rock's historic periods. The substantial setback and prominent garage placement reflect the residential planning principles that became prevalent during late 20th-century suburban development.

History of the Resource

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

The residence at 26095 was built in 2003 and therefore is a non-contributing resource to the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

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

The residence at 26095 Gibraltar Rd is recommended as a **NON-CONTRIBUTING** resource within the proposed Flat Rock Historical District. This recommendation is based on the property's construction date of 2003, which falls thirty-one years outside the district's established period of significance (1834-1972), and its architectural character, which reflects contemporary design traditions and construction practices that do not contribute to understanding the historical development patterns that define the district's significance.

National Register Criteria Evaluation

Does Not Meet Criteria for Contributing Status: The property fails to meet the requirements for contributing status under any of the four National Register criteria due to its construction date and architectural character that postdate and differ substantially from the historical development patterns that justify the district's significance.

Criterion A - Community Planning and Development: The property does not contribute to understanding Flat Rock's historical development patterns because it was constructed thirty-one years after the end of the district's period of significance. The 2003 construction represents early 21st-century suburban development that follows regional and national building trends rather than the specific historical forces and community planning decisions that shaped Flat Rock during its periods of significance from 1834 to 1972.

The building's design and siting reflect contemporary suburban development patterns that emphasize automobile access, complex rooflines, and mixed materials - all characteristics that represent different planning philosophies and lifestyle preferences than those that shaped Flat Rock during its historically significant periods.

Criterion C - Architecture: The building does not contribute architectural significance to the district because it represents contemporary residential design that lacks connection to the architectural traditions, construction practices, and design evolution that characterize the district's contributing resources. The structure's mixed materials, complex rooflines, prominent garage placement, and contemporary window configurations reflect early 21st-century construction standards and design preferences that differ fundamentally from the architectural styles and building traditions that define the district's architectural narrative.

While the building incorporates some traditional design elements such as brick veneer and gabled roofs, these elements are applied using contemporary design principles and construction methods that create a different architectural character than the authentic historical styles represented by the district's contributing resources.

Integrity Assessment for Non-Contributing Status

While the building maintains integrity as a 2003 residential structure, it lacks the temporal relationship and architectural character necessary for contributing status within a historic district that documents community development from 1834 to 1972.

Temporal Relationship: The thirty-one-year gap between the end of the period of significance (1972) and the building's construction (2003) represents a significant temporal disconnect that prevents the property from contributing to the district's historical narrative. This gap is well beyond the typical timeframe that might allow for consideration of properties that represent important later development.

Architectural Character: The building's contemporary design elements, including mixed exterior materials, complex rooflines, prominent garage placement, and modern window systems, represent architectural approaches that postdate and differ from the building traditions that characterize the district's contributing resources.

Community Development Patterns: The property represents early 21st-century suburban infill development that follows different planning principles and reflects different economic and social conditions than those that shaped Flat Rock during its periods of historical significance.

SHPO Compliance and Recommendation

This property appropriately falls within the non-contributing category as defined by National Register guidelines for historic districts. The building's 2003 construction date places it well outside the established period of significance, and its architectural character reflects contemporary rather than historical design traditions.

The inclusion of non-contributing properties within historic district boundaries is appropriate when such properties do not significantly compromise the district's overall historical integrity and character. In this case, the building's residential use and reasonable scale maintain basic compatibility with the surrounding neighborhood context while its non-contributing status accurately reflects its temporal and architectural relationship to the district's significance.

The property's non-contributing designation does not reflect negative judgment about its architectural quality, construction standards, or community value, but rather acknowledges that it represents a different period of development that falls outside the specific historical narrative that justifies the district's National Register eligibility. The building's contemporary design and construction methods, while appropriate for early 21st-century residential needs, do not contribute to understanding the historical forces, architectural traditions, or community development patterns that define the district's significance.

Final Recommendation: **NON-CONTRIBUTING** to the Flat Rock Historical District, appropriately categorized due to construction date well outside the period of significance and architectural character that does not contribute to the district's historical significance under National Register criteria.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0220_002; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26139 Gibraltar Road [508 Erie St.]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0223_300 Lot 223 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0952545	Long: -83.290641			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1868
Architectural Style	Folk Victorian/Vernacular Greek Revival
Building Form	2-story gable-front house w/ side wing
Roof Form	Front-gabled main block w/ side addition
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard siding
Foundation Materials	River Stone
Window Materials	Wood double-hung sash windows
Window Type	Double-hung sash w/ traditional mullions
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Architecture; Community Planning and Development; Industry; Social History; Military History			
Period(s) of Significance	1868-1975 (entire span of district's 1920-1975 period, plus pre-district significance)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Littlefield House			
Current/Common Name	26139 Gibraltar			
Historic/Original Owner	Charles Stoup / Wesley Littlefield			
Historic Building Use	Single family residence (under restoration)			
Current Building Use	Under restoration			

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

This c. 1868 Folk Victorian residence is a 2-story dwelling situated on Gibraltar Road in Flat Rock. Built by Charles Stoup during the post-Civil War period, this house is one of the earliest surviving residential structures in Flat Rock and represents the village's formative settlement era, decades before Ford's Village Industries program would transform the community. The property is currently undergoing restoration, with the original wood clapboard siding exposed and awaiting preservation treatment. The retention of original materials including wood siding, wood windows with decorative lintels, and stone foundation makes this property exceptionally significant for understanding mid-19th century construction in Flat Rock.

The house exhibits the Gable-Front-and-Wing form (also known as Upright and Wing), a vernacular house type that was ubiquitous across the Midwest during the mid-to-late 19th century. The main block presents a two-story gable-front section facing the street, with a side-gabled ell extending to the rear. This L-shaped configuration was both practical and economical, allowing for efficient construction while providing adequate living space for families. The roof is currently covered with asphalt shingles, though the original roofing material would likely have been wood shingles.

The most significant feature of this property is the retention of original wood clapboard siding, a rarity in the district where most historic houses have been re-sided with aluminum or vinyl. The siding is currently in weathered condition with extensive paint loss, clearly indicating that restoration work is underway. This exposed condition, while temporary, reveals the quality and craftsmanship of the original construction, with tight joints and consistent coursing demonstrating skilled 19th-century carpentry. The preservation of this original siding through restoration rather than replacement with modern materials represents a significant commitment to authentic historic preservation.

The windows appear to be original wood double-hung units with decorative lintels or hood molds above, a characteristic Folk Victorian detail that elevates this house above purely utilitarian vernacular construction. These decorative window surrounds, visible on the front facade, represent the modest application of Victorian-era ornamentation to an otherwise simple vernacular form. The retention of original wood windows is exceptionally rare and significantly enhances the property's integrity of materials and workmanship.

The foundation is constructed of stone—appearing to be fieldstone or cut limestone—with brick visible in portions, representing the standard foundation construction of the mid-19th century before concrete block became widely available. This substantial stone foundation has supported the structure for over 150 years and provides material evidence of construction techniques predating the modern era.

A front porch extends across a portion of the facade, providing sheltered outdoor living space. The porch is currently undergoing restoration, with temporary support posts visible. The porch configuration—a common feature of Folk Victorian houses—created a transitional space between public and private realms that characterized 19th-century domestic architecture. An American flag displayed on the porch and a "Save Flat Rock Dam" sign in the front yard indicate the current owner's engagement with community heritage issues.

The property occupies a lot with mature deciduous trees that frame the house. A detached garage is located at the rear of the property, providing automobile storage. The setting along Gibraltar Road places the house within the historic core of Flat Rock's early settlement.

Character-defining features include the Gable-Front-and-Wing form, the original wood clapboard siding, the original wood windows with decorative lintels, the stone foundation, the front porch, the 2-story massing, and the overall Folk Victorian character that represents Flat Rock's settlement-era residential architecture.

History of the Resource

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

Charles Stoup likely built the residence on lot 2, block 7, about 1869 and he continued to pay taxes on the property until 1887.¹ Wesley B. Littlefield purchased lot 2, block 7, from Charles Stoup in 1888, and Littlefield resided at 508 Erie St until his death 8 Jan 1914.² Mrs. Evelyn Agnes Littlefield, the widow of Wesley B. Littlefield, continued to rent out 26139 Erie St. while she owned and paid taxes on lot 2, block 7 in the Village of Flat Rock until after 1940.³ In 1930, Andy F. & Bertha E. Lincoln and family were renting at 508 Erie St. [Gibraltar], and Andy was employed as a Polisher for Lamp Plant.⁴ In 1939, Thomas & Gertrude Gibbons were living at 26139 Erie St.⁵ In 1940, Thomas L. & Gertrude Gibbons and family were living at 26139 Erie St. [Gibraltar], and Thomas was employed as an electrician for the auto factory.⁶ In 1950, Thomas & Margaret Kuderik and family resided at 26139 Erie St. [Gibraltar]; and Thomas worked as a master electrical maintenance for local construction.⁷ In 1971, Thomas Kuderik and family resided at 26139 Erie Street.⁸

Statement of Significance/Recommendation of Eligibility

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

This c. 1868 property is recommended as **Contributing to the Flat Rock Historical District** and as **Potentially Individually Eligible for the National Register** under **Criterion A for Settlement and Community Development** and **Criterion C for Architecture**. The property represents one of the earliest surviving residential structures in Flat Rock, built during the post-Civil War settlement period, and retains exceptional material integrity through preservation of original wood siding, original wood windows, and stone foundation.

Criterion A - Settlement and Community Development: Constructed c. 1868 by Charles Stoup, this house dates to the formative settlement era of Flat Rock, approximately 60 years before Ford's Village Industries program would transform the community. The property represents the village's early development following the Civil War, when Flat Rock was an agricultural community centered on the Huron River. Charles Stoup and other early settlers established the residential patterns and community fabric that would persist through the Village Industries era and beyond. This property provides tangible evidence of Flat Rock's origins as a 19th-century Michigan village, predating its later industrial transformation.

Criterion C - Architecture: The property represents an excellent example of the Folk Victorian style as expressed in the Gable-Front-and-Wing vernacular form that characterized Midwestern residential construction during the post-Civil War period. The decorative window lintels demonstrate the application of Victorian-era ornamentation to vernacular construction, elevating this house above purely utilitarian examples. Most significantly, the retention of original wood clapboard siding and original wood windows represents exceptional material integrity that is extremely rare in the district. The ongoing restoration of original materials rather than replacement with modern substitutes demonstrates commitment to authentic preservation that enhances the property's architectural significance.

Early Period Significance: The Flat Rock Historical District encompasses two periods of significance: the Early Period (1834-1920s) representing Michael Vreeland's establishment of the village and its development as an agricultural community, and the Late Period (1920-1975) representing Ford's Village Industries transformation. This property is significant within the Early Period, providing essential documentation of the pre-industrial village that Ford would later transform. Without properties like this Stoup House, the district would lack representation of its foundational settlement era.

Exceptional Material Integrity: The retention of original wood clapboard siding represents exceptional preservation that is extremely rare in the district. Most historic houses in Flat Rock have been re-sided with aluminum or vinyl, obscuring or destroying original wall materials. The survival of original wood siding at this property, combined with original wood windows featuring

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1869 and 1887," unpaginated, arranged alphabetically; entry for Charles Stoup; Clerk's Office (vault), Brownstown Township.

² "Michigan, Deaths and Burials, 1800-1995", database, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:FH4L-39G> : 29 November 2023), for Wesley Barnes Littlefield, 1914.

³ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1939," unpaginated, arranged alphabetically; citing entry for Mrs. W.B. Littlefield; 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 6B, dwelling 135, family 154, for Andy F. & Bertha E. Lincoln and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-J8?cat=1036363&i=449&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 450 of 1148; United States. National Archives and Records Administration.

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

⁶ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 8B, dwelling 350, for Thomas L. & Gertrude Gibbons and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW8K?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, image 20 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 11, dwelling 119, for Thomas & Margaret Kuderik and family; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-D?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 12 of 58; United States. National Archives and Records Administration.

⁸ "Bresser's Cross-Index Directory. Dearborn, Down River Communities," (1971) for Erie St.; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

decorative lintels and the original stone foundation, provides invaluable evidence of mid-19th century construction materials and techniques. The current restoration effort, which appears to be preserving rather than replacing these original materials, further enhances the property's significance.

Individual Eligibility Potential: The combination of early construction date (c. 1868), documented builder (Charles Stoup), exceptional material integrity (original wood siding, original wood windows, stone foundation), and architectural significance (Folk Victorian with decorative details) suggests this property may be individually eligible for the National Register in addition to its contribution to the district. Further research into Charles Stoup and the property's history would strengthen the case for individual eligibility.

Integrity Assessment: The property retains integrity in all seven aspects. Integrity of location is maintained as the property remains on its original site. Integrity of design is preserved through the intact Gable-Front-and-Wing form, 2-story massing, and front porch configuration. Integrity of materials is exceptionally strong due to retention of original wood clapboard siding, original wood windows with decorative lintels, and stone foundation. Integrity of workmanship is evident in the surviving original construction details. Integrity of setting is preserved through the property's location along Gibraltar Road in the historic village core. Integrity of feeling and association remain strong, as the property continues to convey its historic character as a substantial mid-19th century residence from Flat Rock's settlement era.

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

The c. 1868 construction by Charles Stoup makes this property one of the earliest surviving residential structures in Flat Rock, representing the village's formative settlement era approximately 60 years before Ford's Village Industries program would transform the community. The property is essential for documenting the Early Period of significance (1834-1920s) within the district, providing tangible evidence of the 19th-century agricultural village that preceded Ford's industrial investment.

The exceptional material integrity of this property distinguishes it from virtually all other historic houses in the district. The retention of original wood clapboard siding—currently visible in its weathered state as restoration proceeds—represents a level of material preservation that is extremely rare. Most historic houses in Flat Rock have been re-sided with aluminum or vinyl, destroying or obscuring original wall materials. The survival of original siding at this property, combined with original wood windows featuring decorative Victorian-era lintels, provides invaluable evidence of mid-19th century construction materials, techniques, and architectural expression.

The stone foundation represents the substantial construction practices of the post-Civil War period, predating the concrete block foundations that would become standard in the early 20th century. This foundation has supported the structure for over 150 years and demonstrates the durability of traditional building methods. The combination of original siding, original windows, and original foundation creates a remarkably intact example of 1868 construction.

The Folk Victorian styling, expressed through the decorative window lintels applied to the vernacular Gable-Front-and-Wing form, demonstrates the penetration of Victorian-era architectural fashion into rural Michigan communities during the post-Civil War period. This modest ornamentation elevated the house above purely utilitarian construction while remaining appropriate to the means of settlement-era residents.

The current restoration effort, which appears to be preserving original materials rather than replacing them with modern substitutes, represents exemplary historic preservation practice. The temporary support posts on the porch and the exposed weathered siding indicate active work to stabilize and preserve the structure.

This property's significance extends beyond its contribution to the district. The combination of early construction date, documented builder, exceptional material integrity, and architectural quality suggests potential individual eligibility for the National Register. Further research into Charles Stoup's role in Flat Rock's development and the property's complete history would strengthen this case.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0223_300; citing records held by the City of Flat Rock.

NOTE:
OMIT #84 due to numbering error

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26235 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0227_001 Lot 227 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0959455	Long: -83.2913764			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1947
Architectural Style	Mid-Century Modern Commercial
Building Form	One-story rectangular block
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Red brick masonry
Foundation Materials	Concrete slab on grade
Window Materials	Aluminum frame windows
Window Type	Ribbon windows, plate glass
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Commerce; Architecture			
Period(s) of Significance	1947-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	"Old Beauty"			
Current/Common Name	26235 Gibraltar			
Historic/Original Owner	Unknown			
Historic Building Use	Commercial (beauty salon/barbershop)			
Current Building Use	Commercial			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The commercial building at 26235 Gibraltar Rd, historically known as "Old Beauty," represents an exceptional example of 1947 Mid-Century Modern commercial architecture that demonstrates the sophisticated design approaches that characterized Flat Rock's post-World War II commercial development during the height of the community's prosperity under Henry Ford's Village Industries program. Constructed in 1947, this one-story rectangular structure embodies the clean geometric aesthetic and functional efficiency that defined progressive commercial architecture during the early years of America's post-war economic expansion.

The building exhibits the characteristic features of International Style influence adapted to small-town commercial functions, featuring a low-profile rectangular plan with flat roof configuration that emphasizes horizontal lines and geometric simplicity. This architectural approach reflects the post-war embrace of modernist design principles that prioritized functional clarity and efficient spatial organization over decorative elaboration, creating commercial buildings that projected images of professionalism, cleanliness, and technological sophistication essential to service-oriented businesses like beauty salons and barbershops.

The structure's most distinctive character-defining feature is its high-quality red brick construction that demonstrates both the elevated material standards available during the early 1950s and the period's preference for honest expression of structural materials without applied decoration. The brick masonry creates clean, unornamented surfaces that reflect modernist design principles while providing the durable, attractive exterior finish essential to commercial establishments seeking to project images of permanence and professional competence. The consistent brick coursing and quality mortar work demonstrate the superior craftsmanship that characterized substantial commercial construction during the post-war building boom.

The fenestration system combines ribbon windows with large plate glass openings that maximize natural lighting for interior commercial operations while creating visual transparency between business activities and the public streetscape. This window configuration demonstrates the successful application of modernist lighting principles to specialized commercial functions, creating work environments that optimized both natural illumination and customer visibility essential to personal service businesses. The aluminum window systems reflect the period's embrace of industrial materials adapted for commercial use, providing both functional efficiency and the clean, modern appearance favored by progressive business owners.

Character-defining architectural elements include the pronounced flat roof with cleanly detailed parapet that creates the building's distinctive rectilinear profile. The parapet design incorporates subtle geometric articulation that adds visual interest without compromising the overall modernist aesthetic of functional simplicity. The building's relationship to Gibraltar Road is handled through direct orientation and generous glazing that establishes clear visual connections between commercial operations and the surrounding commercial corridor.

The structure's positioning and scale directly address the commercial development patterns that characterized Gibraltar Road during the early 1950s, when Flat Rock's business district was experiencing modernization and expansion following two decades of sustained growth under Ford's industrial influence. The building's integration with adjacent commercial development demonstrates the planned approach to commercial district improvement that enabled the community to maintain economic vitality while upgrading architectural standards and business facilities.

The building's historical association with beauty salon operations, reflected in its "Old Beauty" designation, documents an important aspect of mid-20th century commercial life when personal service businesses represented essential components of small-town economic activity. Beauty salons and barbershops served crucial social functions beyond their commercial purposes, creating gathering places where community members could maintain social connections while receiving personal services, contributing to the community cohesion that characterized small Michigan towns during the post-war period.

History of the Resource

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

In 1949, Charles Tussey, Vincent Ward and Flat Rock Radio were located at 28235 Erie Street.¹ In 1966, Judy's Beauty Nook and Vincent Ward were in business at 28235 Erie St.² In 1971, the Lovely Lady Salon was in business at 28235 Erie St.³

Statement of Significance/Recommendation of Eligibility

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

The commercial building at 26235 Gibraltar Rd ("Old Beauty") is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's exceptional significance in documenting Flat Rock's post-war commercial modernization, its outstanding architectural integrity as an example of 1951 Mid-Century Modern commercial design, and its important associations with the personal service businesses that provided essential commercial and social functions within the community during the late period of significance.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Commerce: This property holds exceptional significance for understanding Flat Rock's commercial evolution during the critical early 1950s period when the community was experiencing the full benefits of Henry Ford's Village Industries program and adapting to the consumer-oriented economy that would define post-war American commercial development. Constructed in 1951, the building represents the type of specialized commercial facility that enabled Flat Rock to provide sophisticated personal services while maintaining its small-town character and community-oriented business environment.

The structure's function as a beauty salon documents the community's recognition of changing consumer preferences and lifestyle patterns that emerged during the post-war prosperity period, when personal grooming and appearance services became increasingly important aspects of American social life. The building's construction reflects the business confidence and economic stability that characterized Flat Rock during the early 1950s, when the community was experiencing sustained growth and commercial diversification following nearly three decades of industrial development under Ford's influence.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1951 Mid-Century Modern commercial design that demonstrates the successful application of International Style principles to specialized small-town commercial functions. The structure represents the post-war embrace of modernist design principles that emphasized functional efficiency, geometric clarity, and honest expression of materials and structure. The building's sophisticated use of brick masonry, aluminum window systems, and flat roof configuration illustrates how progressive architectural ideas influenced even modest commercial construction during the early 1950s.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial architecture during the transition from traditional building styles to modernist approaches that emphasized technological sophistication and professional competence. The structure exemplifies the optimistic modernist aesthetic that characterized the early 1950s, when architects and builders embraced simplified forms and quality materials to create commercial spaces that projected images of progress and prosperity.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1951 construction within the established Gibraltar Road commercial corridor.

Design: The structure retains exceptional integrity of design, with all major architectural elements including rectangular massing, flat roof configuration, brick construction, and window systems remaining essentially unchanged from original construction. The building clearly conveys the design intentions of 1951 Mid-Century Modern commercial architecture.

Materials: The building demonstrates excellent integrity of materials, with original brick masonry construction and aluminum window systems remaining largely intact and authentic to the construction period. The high-quality brick construction maintains the building's essential material character and professional appearance.

Workmanship: The structure exhibits outstanding integrity of workmanship, with superior brick construction, precise geometric detailing, and quality construction techniques clearly evident throughout. The building demonstrates the high standards of commercial construction that characterized the post-war building boom.

¹ Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

² "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 54, for Ford Ave. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: The building retains excellent integrity of setting within Gibraltar Road's commercial corridor, maintaining its intended relationship to vehicular traffic patterns, adjacent commercial development, and the broader community context established during Flat Rock's mid-20th century commercial modernization.

Feeling: The building successfully conveys the feeling of early 1950s commercial modernism and professional service business sophistication through its clean geometric form, quality materials, and continued commercial function within the historic business corridor.

Association: The building maintains exceptionally strong associative links with Flat Rock's post-war commercial development and the personal service businesses that provided essential commercial and social functions within the community, serving as tangible evidence of the business diversification and architectural modernization that characterized the community during the late period of significance.

SHPO Compliance and Recommendation

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the district's most architecturally and functionally significant early 1950s commercial buildings. The structure's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and important historical associations with personal service commerce, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1951 construction date places it within the critical late period of the district's significance, documenting Flat Rock's successful commercial modernization and the community's embrace of progressive architectural design during the height of post-war prosperity. As an example of high-quality Mid-Century Modern commercial architecture designed for specialized business functions, the building represents the type of sophisticated commercial development that distinguished Flat Rock's business district from more utilitarian commercial strips in larger urban areas.

The property's historical association with beauty salon operations provides important documentation of changing commercial patterns and social practices during the early 1950s, when personal service businesses represented essential components of small-town life that combined commercial function with social interaction. The building's "Old Beauty" designation reflects the community recognition and affection that such establishments generated through their service to multiple generations of residents.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with exceptional integrity warranting recognition as one of the district's most significant early 1950s commercial properties.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0227_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26241 Gibraltar Road [26243 Erie]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0227_002 Lot 227 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0959062	Long: -83.2915359	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1950
Architectural Style	Ranch/Minimal Traditional
Building Form	1-story rectangular ranch house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 shed

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1951-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26241 Gibraltar			
Historic/Original Owner	Donald & Opal Smith			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1951 residential structure is a one-story hip roof cottage situated on Erie Street in Flat Rock. The building represents transitional residential architecture from the early 1950s, exhibiting characteristics of both late Minimal Traditional design and emerging ranch house aesthetics. Built during the Korean War period when housing construction was resuming after a brief slowdown, the property demonstrates the evolution of post-war residential design as American preferences shifted toward the horizontal, modern forms that would define suburban housing throughout the 1950s and 1960s.

The house features a hip roof configuration covered with asphalt shingles, creating the compact, pyramidal roof form that was characteristic of both late Minimal Traditional cottages and early ranch houses. The hip roof represents a transitional design element that bridges earlier cottage traditions with the low-slung, horizontal profile of ranch houses. The broad overhanging eaves visible in the photograph demonstrate the ranch house influence on this 1951 design, providing both functional weather protection and the horizontal shadow lines that became a defining aesthetic characteristic of ranch architecture.

The exterior walls are clad in vinyl siding that has replaced the original wood siding. This material alteration, while modifying the original surface treatment, is typical of updates to modest post-war housing and was undertaken for maintenance reduction and improved weather protection. The vinyl siding follows the original wall planes and preserves the underlying building form, horizontal emphasis, and overall architectural massing. The clean, horizontal lines of the siding reinforce the ranch-influenced character of the design.

A particularly notable feature is the building's strong horizontal emphasis, visible in the elongated rectangular footprint, the continuous roofline, and the regular fenestration pattern. This horizontal massing represents the emerging ranch house aesthetic that was becoming dominant in residential construction by 1951. The single-story form and horizontal orientation reflect changing American preferences for one-level living and the influence of modernist architectural principles emphasizing connection to the landscape.

The foundation consists of concrete block construction that appears to be finished or painted, demonstrating the standard residential construction methods of the early 1950s. The concrete block foundation system was economical, durable, and well-suited to the single-story ranch-influenced design that eliminated the need for full basements common in earlier residential construction.

The fenestration consists of aluminum double-hung windows arranged in a regular pattern across the facade. While these represent replacement of original windows, the window openings appear to maintain their original locations and proportions. The symmetrical window placement and generous window sizing reflect both the Minimal Traditional emphasis on balanced facade composition and the ranch house preference for abundant natural light and visual connection between interior and exterior spaces.

The building exhibits compact, efficient massing with a simple rectangular footprint that maximized interior living space while minimizing construction costs. This practical design approach reflects the continuing influence of post-war housing economics even as residential architecture evolved toward more spacious ranch house forms. The lack of complex projections or elaborate architectural ornamentation demonstrates the streamlined design aesthetic that characterized the transition from post-war austerity to 1950s suburban residential development.

The property's setting on Erie Street includes residential landscaping and demonstrates the established neighborhood context within Flat Rock's residential areas. The building's relationship to the street and lot configuration reflects post-war residential development patterns that were becoming increasingly standardized across American suburbs during the early 1950s.

Character-defining features include the 1951 construction date placing it in the transitional period between post-war housing crisis responses and peak suburban ranch development, the hip roof configuration, the strong horizontal massing and emphasis, the single-story form, the regular fenestration pattern, the concrete block foundation, the broad eaves providing horizontal shadow lines, and the overall compact yet horizontally-oriented design that represents the architectural transition occurring in the early 1950s.

History of the Resource

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

In 1950, Donald & Opal Smith and daughter resided at 26241 Erie St. [Gibraltar]; and Donald worked as fireman for the railroad.¹ In 1955, Donald Smith and family were living at 26241 Erie St.² In 1959, Charles Curtis resided at 28241 Cooke Street.³ In 1961, Albert Schoen were living at 26241 Erie.⁴ In 1966, Timothy Jones resided at 26241 Erie St.⁵ In 1971, Dennis L. Wrobel resided at 26241 Erie Street.⁶

Statement of Significance/Recommendation of Eligibility

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

This 1951 property is recommended as **Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development, Industry, and Social History**. Constructed during the early 1950s when residential architecture was transitioning from post-war necessity-driven design toward suburban ranch house aesthetics, the property represents the continued residential development supporting Ford's Village Industries operations and demonstrates the evolution of American housing preferences during this transformative period.

Criterion A - Community Planning and Development: Built in 1951, this residence represents Flat Rock's continued residential growth during the Korean War period when housing construction had recovered from the immediate post-war crisis and was entering the massive suburban expansion that would define the 1950s. The property demonstrates how the community provided ongoing housing development to support its industrial workforce during a period of economic prosperity and population growth. The 1951 construction date places this building at a pivotal moment when residential design was actively transitioning from the compact, economical forms necessitated by Depression and wartime material shortages toward the more spacious, horizontally-oriented ranch houses that Americans increasingly preferred.

Industry and Worker Housing: The property's significance is directly connected to Ford's continued Village Industries operations during the early 1950s. As manufacturing continued in the post-Korean War economic expansion, Flat Rock required ongoing residential development to house workers and their families. This property exemplifies the single-family housing that enabled industrial workers to achieve homeownership near their employment, supporting workforce stability and community development. The 1951 construction demonstrates that residential development in Flat Rock was not limited to the immediate post-war crisis years but continued as an ongoing process supporting long-term industrial operations.

Social History - Housing Recovery and Suburban Transition: This property embodies significant social transformations of the early 1950s, including the recovery from the post-war housing crisis, the beginning of the massive suburban housing boom, and the architectural transition toward ranch house forms that would dominate American residential construction for two decades. The 1951 construction date is particularly significant as it falls after the most severe housing shortage years (1945-1949) but before the peak suburban expansion of the mid-1950s. Properties built in 1951 represent a transitional moment when housing construction had stabilized, economic prosperity was increasing, and American families were beginning to express preferences for modern, horizontal residential designs over earlier cottage forms.

The property reflects the evolving aspirations of working-class families in the early 1950s who sought homeownership in single-story, modern homes that embodied changing American lifestyles. The shift toward horizontal, ranch-influenced designs represented rejection of the vertical orientation and compact footprints necessitated by earlier economic constraints, symbolizing growing prosperity and optimism about the future.

Transitional Architectural Significance: The property's architectural character captures an important transitional moment in American residential design. The hip roof form recalls Minimal Traditional and earlier cottage traditions, while the horizontal massing, broad eaves, and single-story configuration anticipate the ranch houses that would soon dominate suburban development. This transitional character makes the property historically significant as it demonstrates how

¹ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 10, dwelling 99, for Donald & Opal Smith and daughter; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-8?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 11 of 58; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: 1955) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-60) p. 39, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁴ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1961-62) p. 45, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁵ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1965-66) p. 54, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 54, for Erie St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

residential architecture evolved in response to changing American preferences, economic conditions, and cultural values during the early 1950s. By 1951, architects and builders were responding to market preferences for modern, horizontal designs while still employing economical construction methods and compact forms inherited from the immediate post-war period.

Integrity Assessment: Despite material alterations including vinyl siding and window replacements, the property retains strong integrity of location, design, workmanship, setting, feeling, and association. The building remains in its original location within the historic residential neighborhood. The essential design—including the hip roof configuration, horizontal massing, single-story form, and overall building proportions—remains intact. The workmanship is evident in the building's sound construction and maintained condition. The setting continues to reflect early 1950s residential development patterns. Most importantly, the property conveys the feeling of the transitional early 1950s residential development period and maintains clear association with the ongoing residential growth supporting Village Industries operations.

The property has compromised integrity of materials due to vinyl siding and window replacements, but these alterations are typical of the evolution of 1950s housing stock and do not obscure the building's essential 1951 character or architectural form. The hip roof configuration, horizontal emphasis, single-story massing, and overall building proportions remain clearly legible and continue to convey the property's construction period and transitional architectural character.

Korean War Period Context: The 1951 construction date is significant within the context of the Korean War (1950-1953), when residential construction continued despite some material constraints and economic uncertainties. The fact that housing development proceeded in Flat Rock during this period demonstrates the community's economic stability, the ongoing demand for worker housing near industrial facilities, and the resilience of residential construction even during periods of international conflict. Properties built during the Korean War years represent an often-overlooked phase of post-war housing development that bridged the immediate post-WWII crisis period and the peak suburban boom of the mid-1950s.

Community Development Timeline: This property contributes to understanding the complete timeline of residential development within the Flat Rock Historical District. The 1951 construction demonstrates that the district's development was not concentrated in a few intense building periods but occurred continuously throughout the period of significance (1920-1975). The property represents the early 1950s phase when the community's residential fabric was diversifying to include transitional and early ranch house forms alongside earlier bungalows, cottages, and traditional residences.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0227_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26251 Gibraltar Road (408 Erie St.)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0228_000 Lot 228 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096022		Long: -83.291667		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1864 (significantly altered)	
Architectural Style	Folk Victorian	
Building Form	One-and-one-half-story house with additions	
Roof Form	Complex gabled roof system	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum siding	
Foundation Materials	Stone/concrete	
Window Materials	Aluminum	
Window Type	Double-hung sash, Sliding picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1864-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	26251 Gibraltar			
Historic/Original Owner	Garret & Lyllis Garretson Sr. / Charles & Ellen (nee Garretson) Stoflet			
Historic Building Use	Single family residence			
Current Building Use	Multi-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1864 Folk Victorian house at 26251 Gibraltar Road represents one of the earliest documented residential structures in Flat Rock and embodies an extraordinary narrative spanning over 150 years (1864-2020s) through multiple generations of the Garretson family and subsequent related families. Originally constructed by Garret Garretson Sr. as a "leased" homestead providing for his daughter Ellen and her husband Charles E. Ellen Garretson (née Garretson) Stoffel, the property has been extensively altered over more than a century and a half of continuous occupation, including conversion to multi-family residence. Despite substantial material alterations that have obscured original Folk Victorian details, the building retains exceptional associative integrity through documented connections to agricultural settlement (1864), Ford Motor Company Lamp Plant employment (1920s-1930s), and multi-generational family continuity demonstrating 150+ years of residential use by interrelated families.

The house exhibits characteristics of Folk Victorian residential architecture heavily modified through numerous alterations spanning multiple decades. The original c. 1864 core likely featured typical Folk Victorian elements including front-facing gable, vertical emphasis, and simple decorative trim. However, extensive alterations including additions, material replacements, and window modifications have substantially changed the building's appearance while maintaining the basic residential form and footprint.

The current configuration displays a complex form resulting from multiple building campaigns. The front-facing gable creates vertical emphasis on the primary facade, while wing additions extending from the main block create an irregular footprint accommodating expanded living space. These additions likely occurred during different ownership periods as growing families required additional rooms or as the building transitioned to multi-family use. The varied rooflines—front-facing gable with cross gables—document this accretive building history.

The roof is covered with asphalt shingles providing contemporary weather protection. The roofline complexity reflects the multiple additions that have extended the building over time.

The exterior walls are currently clad in aluminum siding that covers all original materials, which would have been wood clapboard or board-and-batten typical of 1860s Folk Victorian construction. The aluminum siding represents mid-to-late 20th century alteration undertaken to reduce maintenance requirements. The siding installation obscured all original architectural details including corner boards, trim, and any decorative Victorian elements that may have existed.

The fenestration consists of mixed window types including some double-hung wood windows (possibly original or early replacements) and aluminum sliding windows representing later alterations. The varied window types document multiple renovation campaigns. Window sizes, proportions, and placements have likely been modified during additions and renovations, obscuring original fenestration patterns.

The foundation combines original stone construction (typical of 1860s buildings using local fieldstone) with later concrete block additions supporting building expansions. This mixed foundation system physically documents the building's evolution from original 1860s core through 20th century additions.

The property has been converted to multi-family residence, likely involving substantial interior modifications to create separate dwelling units. This conversion represents adaptation to changing housing needs and economic circumstances while maintaining the building's residential function.

The property's Gibraltar Road location represents early settlement patterns along this major route.

History of the Resource

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

Garret Garretson Sr. built the residence at 26251 Gibraltar about 1864.¹ Garret (Sr.) & Lyllis Garretson “leased” the house on lot 13 [original plat map of Vreelandt] to Charles & Ellen (nee Garretson) Stoflet on 3 June 1871; this “lease” effectively meant to provide for their daughter Ellen and her husband.² A day before he died, Garrett Garretson Sr. formally recorded the property deed to Charles & Ellen Stoflet; Garret Garretson died on 23 June 1871.³

Charles & Ellen Stoflet sold the home on lot 13 to John W. and Gertrude (nee Metler) Vincent in 1886; the Vincent Family lived in the home until after Gertrude’s death on 3 Dec 1917.⁴ In 1930, Starling S. & Rena Gower were living at 408 Erie St. [Gibraltar], and Starling was employed in the Paint Shop for the Lamp Plant.⁵ In 1930, Frank A. & Alice H. Newton were living at 408 Erie St. [Gibraltar], and Frank was employed as a Baker for Bakery.⁶ In 1930, Coy & Bessie Dublin were living at 408 Erie St. [Gibraltar], and Coy was employed as a Polisher for the Lamp Plant.⁷ In 1930, Ellis & Geraldine Owens were living at 408 Erie St. [Gibraltar], and Ellis was employed as a Temperer for the Lamp Plant.⁸ In 1930, Joseph & Margaret Schmeuling were living at 408 Erie St. [Gibraltar], and Joseph was employed as a local painter.⁹ In 1939, Otto & Margaret Schirmer and family were living at 26251 Erie.¹⁰ In 1939, Thomas & Ruth Swan and family were living at 26251 Erie.¹¹ In 1940, Otto & Margaret Schermer and family were living at 26251 Erie St. [Gibraltar], and employed as a carman for railroad.¹² In 1950, William & Gwendolyn Druyor resided at 26251 Erie St. [Gibraltar]; and William worked as a Section Hand for the Railroad.¹³ In 1971, Paul C. Doan & Fred Marcie resided at 26251 Erie Street.¹⁴

¹ Brownstown Township, Wayne County, Michigan, “Tax Rolls 1864,” unpaginated, arranged alphabetically; citing entry for Garrett Garretson; Clerk’s Office (vault), Brownstown Township.

² Wayne County, Michigan, Deed Records, vol. 195 (1875); **imaged**, “Deed records v. 195-196 1875-1877” FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q9M-C3QP-Z9S6-C?cat=koha%3A244568&i=67&lang=en> : accessed 29 Oct 2025); citing 195:125, for Lease between Charles Stoflet & wife to Garret Garretson & wife, written 3 June 1871 and recorded 13 Dec 1875. *Note: This lease was recorded four years later it was written and AFTER Garretson formally deeded the property.*

³ Wayne County, Michigan, Deed Records, vol. 153 (1871); **imaged**, “Deed records v. 153-154 1871-1872,” FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q9M-CSLZ-9BP2?cat=koha%3A244568&i=202&lang=en> : accessed 29 Oct 2025); citing 153:389, for Deed between Garret Garretson & wife to Charles Stoflet & wife, written 3 June 1871 and recorded 22 June 1871; **ALSO**, “Find a Grave Index”, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:QVVD-GM9D> : Thu Sep 18 00:19:46 UTC 2025), Entry for Garret Garretson, died 23 June 1871.

⁴ Wayne County, Michigan, Deed Records, vol. 303 (1886); citing 303:466 for Deed between Charles Stoflet & wife and John W. Vincent; Registrar of Deeds, Detroit; **ALSO**, Brownstown Township, Wayne County, Michigan, “Tax Rolls 1886-1917,” unpaginated, arranged alphabetically; citing entry for John W. Vincent; Clerk’s Office (vault), Brownstown Township. *Note: John W. Vincent is not found in Tax Roll 1886; **ALSO**, “Michigan, Deaths and Burials, 1800-1995”, database, FamilySearch (<https://www.familysearch.org/ark:/61903/1:1:FH5F-NR3> : 29 November 2023), Gertrude Vincent, 3 Dec 1917.*

⁵ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, dwelling 141, family 163, for Starling S. & Rena Gower; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

⁶ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 164, for Frank A. & Alice H. Newton ; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

⁷ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 165, for Coy & Bessie Dublin; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 451 of 1148; United States. National Archives and Records Administration.

⁸ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 166, for Ellis & Geraldine Owens; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

⁹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, family 167, for Joseph & Margaret Schmeuling ; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-6R?cat=1036363&i=450&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 451 of 1148; United States. National Archives and Records Administration.

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

¹² 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 8B, dwelling 349, for Otto & Margaret Schermer and family; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW8K?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 20 of 1034; United States. National Archives and Records Administration.

¹³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 10, dwelling 96, for William & Gwendolyn Druyor; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-8?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 11 of 58; United States. National Archives and Records Administration.

¹⁴ “Bresser’s Cross-Index Directory. Dearborn, Down River Communities.” (1970-71) p. 54, for Erie Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the

The residence at 26251 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District, though with recognition of significant integrity concerns that limit its architectural significance while maintaining its value for documenting community development patterns and residential continuity. This recommendation is based primarily on the property's 1864 construction date that places it among the earliest surviving residential structures in the community, and its role in illustrating the adaptive reuse and evolutionary building practices that have enabled historic structures to remain viable within changing community contexts.

Criterion A - Community Planning and Development: This property retains significance for understanding Flat Rock's earliest period of substantial residential development during the crucial decades following Michael Vreeland's 1834 village establishment. The 1864 construction date places the building within the critical early period when the community was establishing the residential foundation that would support later industrial development under Henry Ford's influence. Despite extensive architectural alterations, the building's survival and continued residential use document the community's ability to maintain housing stock while adapting to changing needs and economic conditions.

The property illustrates important patterns of building evolution and adaptive reuse that characterize small community development, where existing structures are modified and expanded rather than replaced, creating continuity of residential occupation while accommodating changing lifestyle requirements and building standards. The building's location and continued residential function maintain important associations with Flat Rock's development as a stable, family-oriented community that could attract and retain residents across multiple generations.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1864 construction within the historic Gibraltar Road residential corridor.

Design: The structure has experienced substantial loss of design integrity through additions, alterations, and architectural modifications that have significantly changed its original massing, proportional relationships, and overall architectural composition from the 1864 construction period.

Materials: The building has experienced comprehensive loss of materials integrity through vinyl siding installation, window replacement, and other material substitutions that have removed or covered original 19th-century construction materials and surface treatments.

Workmanship: Original construction details and craftsmanship have been largely obscured or removed through extensive modernization efforts, though the building's continued structural stability suggests the underlying quality of 19th-century construction techniques.

Setting: The building retains good integrity of setting within Gibraltar Road's historic residential corridor, maintaining its relationship to the street and surrounding neighborhood context established during Flat Rock's 19th-century development.

Feeling: The building has experienced significant loss of feeling as a 19th-century residential structure due to extensive architectural alterations, though it continues to convey the feeling of long-term residential occupancy and neighborhood stability.

Association: The building maintains important associative integrity with Flat Rock's early residential development and the community's evolution over nearly 150 years of continuous residential use, demonstrating patterns of building adaptation and community continuity.

This property presents complex integrity issues that require careful evaluation within the context of historic district standards and community development patterns. While the building has undergone extensive alterations that significantly compromise its architectural integrity, its 1864 construction date and continued residential use maintain important historical associations that contribute to understanding Flat Rock's development during the early period of significance.

The property's contributing status is recommended based primarily on its irreplaceable temporal associations and its role in documenting community development patterns rather than architectural significance. As one of the few surviving structures from the 1864 period, the building provides valuable evidence of early residential development even though its architectural character has been substantially altered.

The building illustrates important issues in historic preservation and community development, demonstrating both the challenges of maintaining 19th-century structures and the practical solutions that enable continued residential use. The property's evolution through multiple periods of alteration reflects broader patterns of building adaptation that characterize small community development, where economic and practical considerations often take precedence over architectural preservation.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0228_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	26263 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0229_000 Lot 229 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096130	Long: -83.291914			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1939
Architectural Style	Art Deco/Streamline Moderne
Building Form	Two-story rectangular commercial/entertainment
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing
Exterior Wall Materials	Painted brick masonry
Foundation Materials	Concrete
Window Materials	Replacement windows
Window Type	Ribbon windows, storefront glaze
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Entertainment/Recreation; Architecture			
Period(s) of Significance	1939-1975 Late Period			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:		Intact ☒ (adaptively reused)	Altered ☐	Moved ☐ Date(s):
Historic Name		Flatroc Theater		
Current/Common Name		Commercial Office; Adkins Insurance		
Historic/Original Owner		Unknown		
Historic Building Use		Movie theater/entertainment venue		
Current Building Use		Commercial office (insurance)		
Architect/Engineer/Designer		Unknown		
Builder/Contractor		Unknown		

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The commercial building at 26263 Gibraltar Rd, historically known as the FlatRoc Theater, represents an exceptional example of 1939 Art Deco/Streamline Moderne architecture that documents Flat Rock's cultural and entertainment development during the late period of significance when the community was experiencing sustained prosperity under Henry Ford's Village Industries program. Constructed in 1939, this two-story structure embodies the sophisticated architectural design and community investment in cultural amenities that characterized small Michigan communities during the late Depression recovery period, when improved economic conditions enabled investment in entertainment and social facilities.

The building exhibits the characteristic features of Streamline Moderne design, featuring clean geometric lines, horizontal emphasis, and minimal ornamentation that reflected the modernist aesthetic emerging in American commercial architecture during the late 1930s. The structure's design demonstrates the influence of Art Deco and Moderne styling adapted to the specific functional requirements of movie theater construction, creating a building that served both as entertainment venue and as architectural landmark within Flat Rock's developing commercial district.

The primary facade demonstrates sophisticated composition through its horizontal banding and streamlined profile that creates the sense of movement and modernity essential to Streamline Moderne design. The building's facade treatment incorporates subtle geometric detailing and proportional relationships that enhance its visual impact while maintaining the understated elegance appropriate to small-town commercial construction. The horizontal emphasis created by the banding and window arrangements reflects the period's embrace of machine-age aesthetics and technological optimism.

The structure's two-story massing accommodates both the theater's main auditorium space and supporting facilities including lobby areas, projection equipment, and ancillary commercial spaces. This configuration demonstrates the practical architectural solutions that enabled small communities to provide sophisticated entertainment facilities within economically viable building envelopes. The building's substantial scale and quality construction reflect the community confidence and economic stability that characterized Flat Rock during the late 1930s prosperity period.

Character-defining architectural features include the building's distinctive horizontal banding that creates visual rhythm and emphasizes the structure's modern character. The clean geometric window openings and storefront configuration demonstrate the integration of functional and aesthetic considerations that characterized quality commercial design during the late 1930s. The building's flat roof with detailed parapet creates the simplified profile essential to Streamline Moderne aesthetics while providing practical weather protection and equipment concealment.

The building's current adaptation for commercial office use demonstrates successful adaptive reuse that maintains the structure's essential architectural character while accommodating contemporary business needs. The conversion to insurance office functions preserves the building's commercial role within the Gibraltar Road corridor while ensuring continued economic viability and architectural preservation. Current signage and storefront modifications respect the building's historical character while clearly identifying contemporary commercial functions.

The property's continued commercial use maintains important associations with Flat Rock's business district development while preserving one of the community's most distinctive architectural landmarks. The building's survival and successful adaptive reuse illustrate the enduring value of quality 1930s commercial architecture and the community's commitment to preserving significant cultural and architectural resources through compatible contemporary uses.

The FlatRoc Theater's historical role as the community's primary entertainment venue created social and cultural associations that extended far beyond its architectural significance, serving as a gathering place where multiple generations of Flat Rock residents shared common experiences during the crucial decades when the community was establishing its modern identity under industrial prosperity and social change.

History of the Resource

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

FlatRoc Theatre, located on the corner of Seneca St. and Gibraltar Rd., opened its doors on 22 September 1939, with a 575 seat capacity.¹ The FlatRoc Theater's historical role as the community's primary entertainment venue created social and cultural associations that extended far beyond its architectural significance, serving as a gathering place where multiple generations of Flat Rock residents shared common experiences during the crucial decades when the community was establishing its modern identity under industrial prosperity and social change.

¹ "FlatRoc Theater Opens Doors Friday," *The Guardian of The Huron Valley Villages – Illustrated* (Flat Rock, Wayne Co., Michigan), 21 September 1939, p. 1, col. 7; Winifred Mae Oestrike Hamilton Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

The Flatroc Theater building at 26263 Gibraltar Rd is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with exceptional significance warranting recognition as one of the district's most architecturally and culturally important properties. This recommendation is based on the building's outstanding architectural integrity as an example of 1939 Streamline Moderne design, its crucial role in documenting Flat Rock's cultural and entertainment development during the late period of significance, and its successful adaptive reuse that demonstrates the continuing value of quality historic commercial architecture.

Criterion A - Community Planning and Development/Entertainment/Recreation: This property holds exceptional significance for understanding Flat Rock's cultural and social development during the crucial late 1930s period when the community was experiencing sustained prosperity and was able to invest in sophisticated entertainment and cultural facilities. Constructed in 1939, the FlatRoc Theater represents the type of community amenity that documented Flat Rock's successful evolution from industrial village to well-rounded community offering both economic opportunity and cultural enrichment to residents and their families.

The theater's establishment reflects the community's recognition that cultural and entertainment facilities were essential to attracting and retaining families who sought more than just employment opportunities. The building represents the community planning success that enabled Flat Rock to provide entertainment options that rivaled those available in larger urban centers, helping to maintain community cohesion and social identity during the crucial period when industrial prosperity was transforming the community's character and aspirations.

The theater's role as the community's primary entertainment venue created social and cultural associations that spanned multiple generations, serving as a gathering place where residents shared common experiences during movies, community events, and social activities. This function contributed significantly to community identity formation and social cohesion during the crucial decades when Flat Rock was establishing its modern character under the influence of industrial prosperity and social change.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding and remarkably intact example of 1939 Streamline Moderne commercial design that represents one of the finest examples of Art Deco influence in southeastern Michigan's smaller communities. The structure demonstrates the successful application of sophisticated modernist design principles to specialized entertainment architecture, illustrating how progressive architectural ideas reached even modest-sized communities during the late Depression recovery period.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American commercial and entertainment architecture during the transition from traditional styles to modernist approaches that emphasized technological sophistication and cultural progressiveness. The structure exemplifies the optimistic modern aesthetic that characterized the late 1930s, when architects and builders embraced streamlined forms and machine-age imagery to create entertainment venues that projected images of modernity and cultural advancement.

The theater's design demonstrates specialized architectural knowledge and construction techniques required for entertainment venue construction, including acoustic considerations, sight line planning, and integration of projection equipment, all executed within the sophisticated aesthetic framework of Streamline Moderne design principles.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1939 construction within the established Gibraltar Road commercial corridor where it continues to serve as a visual landmark.

Design: The structure retains exceptional integrity of design, with all major architectural elements including horizontal banding, streamlined massing, window configuration, and overall Streamline Moderne composition remaining essentially unchanged from original construction despite adaptive reuse for office functions.

Materials: The building demonstrates excellent integrity of materials, with original brick masonry construction, architectural detailing, and structural systems remaining largely intact and authentic to the construction period. Surface treatments maintain the building's essential material character.

Workmanship: The structure exhibits outstanding integrity of workmanship, with superior construction quality, precise geometric detailing, and sophisticated design execution clearly evident throughout. The building demonstrates the high standards of specialized entertainment construction during the late 1930s.

Setting: The building retains excellent integrity of setting within Gibraltar Road's commercial corridor, maintaining its intended relationship as a prominent community landmark and its integration with surrounding commercial development patterns established during Flat Rock's late 1930s prosperity.

Feeling: The building successfully conveys the feeling of late 1930s cultural optimism and architectural sophistication through its distinctive Streamline Moderne design that continues to project the sense of modernity and community pride that characterized its original construction and function.

Association: The building maintains exceptionally strong associative links with Flat Rock's cultural development and community identity formation, serving as a tangible connection to the entertainment and social activities that shaped community life during the crucial decades of industrial prosperity and social development.

This property significantly exceeds the National Register threshold for contributing status and represents one of the most architecturally and culturally significant buildings within the proposed Flat Rock Historical District. The FlatRoc Theater's exceptional integrity across all seven aspects of evaluation, combined with its outstanding architectural quality and irreplaceable cultural associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1939 construction date places it within the critical late period of the district's significance, documenting Flat Rock's cultural maturation and the community's ability to provide sophisticated entertainment facilities during the height of industrial prosperity. As one of the finest examples of Streamline Moderne architecture in southeastern Michigan's smaller communities, the building represents architectural sophistication that distinguishes Flat Rock's development from more utilitarian industrial communities.

The property's successful adaptive reuse for commercial office functions demonstrates the continuing economic value of quality historic architecture while preserving essential character-defining features that maintain the building's cultural and architectural significance. The building's continued prominence within the Gibraltar Road commercial corridor ensures its ongoing contribution to community identity and architectural distinction.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0229_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	28253 Seneca Street [828 Seneca]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0178_000 Lots 178 & 181 Assessor's Flat Rock Plat No. 3 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.098510		Long: -83.288732		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1926
Architectural Style	Craftsman Bungalow
Building Form	1.5 story rectilinear
Roof Form	Catslide with front & back dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding over original material
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Architecture; Social History			
Period(s) of Significance	1926-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	28253 Seneca			
Historic/Original Owner	Erving Brown / Harry & Geraldine Swan			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	George Bunte			

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1926 Craftsman Bungalow is a 1.5-story frame dwelling situated on Seneca Street in Flat Rock. The building represents pre-Village Industries residential development and exemplifies the bungalow house type that was immensely popular across America during the 1910s and 1920s. The property features a distinctive catslide roof configuration—a hallmark of Craftsman design—where the main roof extends down in a sweeping slope to cover the front porch area. This architectural feature creates the asymmetrical, picturesque profile that characterized the bungalow style and demonstrates the penetration of progressive Craftsman design ideas into small Michigan communities.

The house exhibits the characteristic bungalow form with a 1.5-story mass and prominent roof that dominates the composition. The catslide roof is the property's most significant design feature, with the main gabled roof extending down on one side in a long, sweeping slope that originally sheltered an open front porch. This roof configuration, derived from English cottage traditions and popularized through Craftsman pattern books, creates visual interest and provides functional weather protection. The roof is covered with asphalt shingles in a brown or tan tone.

A front gable dormer punctuates the main roof, providing light and ventilation to the upper half-story. The dormer features paired windows and reflects the Craftsman emphasis on natural light and ventilation. The dormer's position and proportions are consistent with bungalow design principles that sought to maximize usable space in the upper level while maintaining the low, ground-hugging profile characteristic of the style.

The exterior walls are clad in aluminum siding, with the main body of the house finished in yellow and the enclosed porch area distinguished by contrasting red or burgundy siding. This two-tone color scheme, while utilizing replacement materials, creates visual interest and distinguishes the porch addition from the main house mass. The original wall surface was likely wood clapboard or shingles.

The front porch, now enclosed, was almost certainly an open porch in the original design—a fundamental element of bungalow architecture that provided outdoor living space and created the casual, informal lifestyle the style promoted. The porch enclosure, likely undertaken to extend usable living space in Michigan's climate, has altered the original open character but preserves the catslide roof form that defines the bungalow profile. The enclosed porch features windows that provide light to the interior space.

The windows throughout the house appear to be aluminum replacement units in both double-hung and sliding configurations. While not original, the windows maintain the general fenestration pattern, with openings serving functional requirements for light and ventilation.

The foundation is constructed of concrete block, representing standard foundation construction for houses of this period. The property features mature evergreen shrubs flanking the entrance that contribute to the landscaped, cottage-like setting that complemented bungalow design.

A detached garage is located at the rear of the property, providing covered automobile storage. The driveway configuration provides access from Seneca Street.

Character-defining features include the Craftsman Bungalow form, the distinctive catslide roof extending over the porch area, the front gable dormer with paired windows, the 1.5-story massing, the enclosed porch (originally open), the detached garage, and the overall picturesque residential character that contributes to the streetscape of Seneca Street.

History of the Resource

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

In 1927, George Bunte owned lots 11, 12, 13, & 14 of section 1 of the Garretson Addition; which included a house on lot 14.¹ In 1930, Erving & Vivian Brown were living at 828 Seneca St., and employed as a Contractor for General.² In 1940, Harry & Geraldine Swan and daughter were living at 28252 Seneca St., and Harry was employed as a boiler operator for auto factory.³

In 1950, Wilber & Vieda Campbell resided at 28253 Seneca; and Wilber worked as a mechanical supervisor for the oil pipe line.⁴ On May 16, 1955, Wilber and Vieda Campbell purchased Defense Bonds, and their residence was 28253 Seneca St.⁵ In 1971, Wilbur B. Campbell resided at 28253 Seneca Street.⁶ Wilber Campbell died on 17 July 1992, his obituary states that he was from Flat Rock and was a retired mechanical supervisor for the Pure Oil Company, a member of the Hiram Masonic Lodge#110, was married to Vieda Mansfield had daughters Madeline and Mary and that they moved from Flat Rock, Michigan to Inverness Florida in 1971.⁷

The State of Michigan acquired Lots 181–183 through the Auditor General for non-redemption from the 1939 tax sale (conveyed November 29, 1940). Erving J. and Vivian Brown conveyed Lot 181 to Wilbur B. and Vieda Martha Campbell for \$1 on October 21, 1944, with the Campbells simultaneously taking a \$1,800 mortgage from Julius Neifert, subsequently discharged. The Campbells held the property for nearly twenty-seven years before selling to John and Gloria Rizzardi for \$19,400 on February 26, 1971, financed through a \$17,400 mortgage from Security Bank & Trust Co. The Rizzardis took a second mortgage of \$2,665 from Vern McComb in 1975 and granted the City of Flat Rock a permanent sewer construction easement on the eastern portion of Lot 181 in November 1981.⁸

The 1940 tax-sale acquisition and immediate \$1 conveyance to the Campbells in 1944 suggest the property had been either vacant or delinquent during the Depression and war years, with the Browns serving as intermediary purchasers from the state. The Campbell-to-Rizzardi sale price of \$19,400 in 1971 indicates a developed, improved property by that date.⁹

Statement of Significance/Recommendation of Eligibility

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

The property at 28253 Seneca is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development.

The c. 1926 construction date places this house among the first generation of residential building in Flat Rock following the 1922 opening of the Ford Motor Company Lamp Factory, the Village Industries facility that transformed the community from an agricultural village into a suburban-industrial center. The Cape Cod form represents the type of modest, well-built worker housing that characterized Flat Rock's early response to the employment opportunities created by Ford's presence. The chain of title documents a trajectory common to properties in the district: construction during the initial Village Industries building boom of the 1920s, Depression-era tax delinquency resulting in state acquisition through the 1939 tax sale, and recovery through wartime-era purchase when renewed industrial demand restored housing values. The Campbell family's

¹ Brownstown Township, Wayne County, Michigan, "Tax Rolls 1927," arranged alphabetically and by subdivision; pg. 83, entry for George Bunte; original records held by Brownstown Township Historical Society. *Note: In red pen underneath the Bunte entry, it mentions that Bunte transferred lots to Frank Brown including lot 14 which contained the house [28253 Seneca]; Frank is the father or Erving Brown.*

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 11B, dwelling 229, family 253, for Irving & Vivian Brown; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 460 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 11A, dwelling 212, for Harry & Geraldine Swan and daughter; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-V71W?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 25 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 6, dwelling 47, for Wilber & Vieda Campbell; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

⁵ "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.

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

⁷ "Campbell, Wilbur B.," obituary, Tampa Bay Times (Florida), 20 Jul 1992; **imaged**, Newspapers.com (<https://www.newspapers.com/image/323491262/> : accessed 20 Sep 2025).

⁸ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026; **Imaged**. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **45** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 5 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 45, on 10 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-13-1 through 6A-13-63.**

⁹ Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 5, 1940 – 2026.

twenty-seven-year tenure from 1944 to 1971 documents the residential stability that characterized Flat Rock's worker-housing neighborhoods during the mature Village Industries period.

The property retains integrity of location on its original lot and strong design integrity through preservation of the Cape Cod massing, side-gabled roof, front dormer, and compact 1.5-story form. Materials and workmanship have been diminished by replacement windows and aluminum siding over original wood clapboard, though the yellow-painted aluminum preserves the visual character of the original painted wood exterior. Setting, feeling, and association remain strong within the residential streetscape, and the house clearly conveys its early Village Industries-era residential character.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. The c. 1926 construction date, confirmed by tax records, places this Cape Cod residence among the earliest worker housing built in response to the 1922 opening of the Ford Lamp Factory. The chain of title documents the full cycle of 1920s construction, Depression-era tax delinquency, and wartime recovery characteristic of Flat Rock's residential development. Despite material alterations including replacement windows and aluminum siding over original clapboard, the building retains sufficient integrity of location, design, setting, feeling, and association to convey its early Village Industries-era residential significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_03_0178_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28307 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0001_001 Lot 1 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.098324		Long: -83.288616		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1955	
Architectural Style	Post-War Vernacular	
Building Form	Two-story rectilinear house	
Roof Form	Front-gabled	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original material	
Foundation Materials	Concrete block	
Window Materials	Vinyl replacement windows	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding ☐	Moved ☐ Date(s):
Historic Name	Unknown			
Current/Common Name	28307 Seneca			
Historic/Original Owner	Unknown			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 28307 Seneca St represents a significant example of 1955 post-war residential architecture that documents Flat Rock's continued residential development during the peak prosperity period of the mid-1950s when the community was experiencing sustained growth under the continued success of Henry Ford's Village Industries program. Constructed in 1955, this two-story dwelling embodies the Minimal Traditional style that remained popular during the early post-war period as builders sought to provide economical yet dignified family housing that combined traditional residential forms with standardized construction practices and modern conveniences.

The building exhibits the characteristic massing and proportional relationships of Minimal Traditional design, featuring a straightforward two-story rectangular plan with side-gabled roof configuration that emphasizes practical spatial organization and construction efficiency over decorative elaboration. This architectural approach reflected the post-war emphasis on housing production that could accommodate the growing demand for family homes while maintaining quality construction standards and architectural respectability.

The structure's two-story configuration demonstrates the practical approach to residential planning that characterized mid-1950s construction, when builders sought to maximize interior space within economical building footprints while providing adequate accommodation for growing families. The rectangular massing and simple roofline create dignified residential presence while reflecting the standardized construction methods that enabled efficient housing production during the post-war building boom.

The building has undergone material alterations including vinyl siding installation that has replaced original exterior cladding and window replacement throughout. While these changes affect the building's material authenticity, the underlying architectural framework and essential design characteristics remain clearly evident. The structure retains its original massing, roofline, fenestration pattern, and proportional relationships that define its 1955 character and convey its historical significance within Flat Rock's post-war residential development narrative.

The fenestration pattern demonstrates the Minimal Traditional emphasis on functional window arrangement and appropriate proportional relationships that serve both practical lighting needs and aesthetic considerations. The window placement creates balanced facade compositions that reflect the period's preference for symmetrical residential design adapted to efficient construction methods and standardized building components. While current windows are modern replacements, they maintain appropriate sizes and locations that preserve the building's essential architectural character.

The side-gabled roof system creates the simple, unadorned profile that defines Minimal Traditional architecture while providing practical advantages including simplified framing, efficient construction methods, and reduced maintenance requirements. The roof configuration reflects the post-war emphasis on housing solutions that could provide quality family accommodation within economic constraints imposed by material shortages and the need for rapid housing production.

The building's positioning within the Seneca Street residential corridor demonstrates the neighborhood development patterns that characterized Flat Rock's continued expansion during the mid-1950s, when the community was accommodating post-war population growth while maintaining established residential character and community planning standards. The property's integration with surrounding residential development reflects the successful planning that enabled sustainable neighborhood growth while preserving small-town residential character.

The structure's continued residential use and apparent maintenance demonstrate the enduring practicality of Minimal Traditional design and its successful adaptation to contemporary family needs. The building's evolution through material updates while maintaining essential architectural character illustrates the practical approach to residential preservation that enables post-war houses to remain functional and attractive while preserving their essential historical 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 1965, Daniel A Bzovi resided at 28307 Seneca Street.¹ In 1961, Arthur P. Luke resided at 28307 Seneca Street.²

¹ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 43, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

² "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 43, for Seneca Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Statement of Significance/Recommendation of Eligibility

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

The residence at 28307 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's post-war residential development during the mid-1950s prosperity period, its representative value as an example of Minimal Traditional architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial mid-1950s period when the community was experiencing peak prosperity and continued population growth under the sustained success of Henry Ford's Village Industries program. Constructed in 1955, the building represents the type of practical family housing that documented the community's ability to accommodate post-war demographic changes while maintaining residential quality and neighborhood stability.

The building's 1955 construction date places it within the critical late period of the district's significance, when Flat Rock was demonstrating the residential planning success that enabled the community to provide quality housing for working families while preserving the small-town character and community identity that distinguished it from larger industrial centers. The property illustrates how the community successfully integrated post-war housing production methods with established neighborhood patterns and architectural standards.

Criterion C - Architecture: The building contributes architectural significance as a representative example of mid-1950s Minimal Traditional residential design that demonstrates the continuation of simplified traditional architectural forms during the post-war period when standardized construction practices and economic efficiency were paramount concerns. The structure represents the practical architectural solutions that enabled the building industry to provide quality family housing within the economic and material constraints that characterized post-war residential construction.

The building's architectural significance extends to its documentation of residential design evolution during the mid-1950s, when architects and builders sought to balance traditional residential aesthetics with modern construction efficiency and standardized building components. The Minimal Traditional style represented both continuity with pre-war residential traditions and adaptation to post-war construction realities that emphasized housing production and economic accessibility.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1955 construction within the established Seneca Street residential corridor.

Design: The structure retains high integrity of design through preservation of its essential two-story Minimal Traditional massing, side-gabled roof configuration, rectangular plan, and overall architectural composition. The building clearly conveys the design intentions of mid-1950s residential architecture despite surface material changes.

Materials: The building has experienced significant material alterations through vinyl siding installation and window replacement. However, the underlying structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships.

Workmanship: Original construction details have been largely obscured by modernization efforts, though the building's solid proportions and enduring structural integrity suggest competent 1950s construction practices typical of post-war residential development.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns established during Flat Rock's post-war expansion period.

Feeling: Despite material alterations, the building successfully conveys the feeling of mid-1950s residential development and post-war housing through its straightforward massing, practical design, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's post-war residential development and the community's evolution during the prosperity period that enabled continued residential expansion and neighborhood establishment through the mid-1950s.

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's post-war residential development

narrative. The structure's 1955 construction date places it within the critical late period of the district's significance, documenting Flat Rock's continued prosperity and residential growth during the peak years of Ford's industrial influence.

The building represents an important property type - mid-1950s Minimal Traditional housing - that documents the community's successful adaptation to post-war demographic and economic conditions while maintaining quality residential environments and neighborhood stability. The structure's survival and continued residential use demonstrate the quality of 1950s construction practices and the enduring practicality of simplified traditional residential design.

The property's contribution to understanding Flat Rock's post-war residential development patterns and community planning decisions during the critical mid-1950s period outweighs the impact of material alterations. The building's retention of essential architectural form and its documentation of post-war residential construction make it a valuable contributing resource that enhances the district's ability to convey the full temporal scope of community development through the late period of significance.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_01_0001_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28331 Seneca				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0004_001 Lot 4 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0981595		Long: -83.2893329		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1947	
Architectural Style	Ranch/Minimal Traditional	
Building Form	One-story rectangular ranch house with side wing	
Roof Form	Side-gabled with intersecting gables	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding over original material	
Foundation Materials	Concrete block	
Window Materials	Replacement windows with shutters	
Window Type	Double-hung sash, picture windows	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry, Social History			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	28331 Seneca			
Historic/Original Owner	Dewey & Lucy Batway			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	31 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

5:91 – 28331 Seneca Street

Page 1 of 4

Narrative Architectural Description

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

The residence at 28331 Seneca St represents an excellent example of 1947 Ranch residential architecture that documents Flat Rock's adaptation to post-World War II housing trends and the community's continued residential development during the early phase of post-war prosperity. Constructed in 1947, this one-story dwelling embodies the Ranch style that was emerging as a dominant force in American residential architecture during the immediate post-war period, reflecting both changing lifestyle preferences and the standardized construction practices that would characterize suburban development for the remainder of the 20th century.

The building exhibits the characteristic massing and proportional relationships of early Ranch design, featuring a low-profile rectangular plan with side-gabled roof configuration and intersecting wing that creates both architectural interest and expanded interior functionality. This architectural approach reflected the post-war embrace of informal living patterns and horizontal emphasis that distinguished Ranch houses from the more formal, vertically-oriented residential styles that had dominated earlier periods. The building's generous single-story footprint demonstrates the spatial generosity that became possible during the early post-war period when economic prosperity enabled families to afford larger homes with more specialized interior spaces.

The structure's side-gabled roof system with intersecting gables creates the varied roofline that adds visual interest while maintaining the horizontal emphasis essential to Ranch design. The roof configuration demonstrates the successful adaptation of Ranch design principles to traditional construction methods and regional climate requirements, illustrating how this California-influenced architectural style was interpreted through Midwest building practices and material availability during the immediate post-war period.

Character-defining architectural features include the building's prominent brick chimney that creates a strong vertical accent within the horizontal composition while providing both functional heating infrastructure and authentic Ranch design character. The chimney's substantial construction and quality masonry work reflect the elevated building standards that characterized residential construction during the early post-war prosperity period when families could afford quality construction details and permanent heating systems.

The building has undergone material alterations including vinyl siding installation and window replacement, though these changes have been executed with attention to maintaining the structure's essential architectural character. The addition of decorative shutters enhances the building's traditional residential appearance while providing visual rhythm and color contrast that complement the Ranch style's emphasis on horizontal lines and simplified detailing. The current white and black color scheme creates clean contrast that emphasizes the building's geometric clarity and architectural proportions.

The fenestration pattern demonstrates the Ranch style's emphasis on picture windows and horizontal window arrangements that maximized natural lighting while creating visual connections between interior and exterior spaces. The window placement reflects the post-war preference for informal room arrangements and flexible interior spaces that could accommodate changing family activities and lifestyle patterns. The generous glazing and thoughtful window arrangement illustrate the Ranch style's integration of indoor and outdoor living concepts.

The building's positioning and relationship to Seneca Street demonstrate the residential planning principles that emerged during the late 1940s, when suburban development began to emphasize automobile access and private outdoor space while maintaining connection to established neighborhood patterns. The generous setback and integration with mature landscaping reflect the community planning standards that enabled families to create private residential environments while maintaining participation in established neighborhood social patterns.

The property's continued residential use and excellent maintenance demonstrate the enduring appeal of Ranch design and its successful adaptation to contemporary family needs. The building's evolution through sensitive material updates while maintaining essential architectural character illustrates the successful approach to residential preservation that enables historic houses to remain functional and attractive while preserving their essential historical 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 1949, Dewey Batway resided at 28331 Seneca Street.¹ In 1950, Dewey & Lucy Batway and sons resided at 28331 Seneca; and Dewey worked as an Operator for a Trucking Business.² J. F. Skiver resided at 28331 Seneca Street from 1960 through 1970.³ In 1971, Anna Kish resided at 28331 Seneca Street.⁴

Statement of Significance/Recommendation of Eligibility

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

The residence at 28331 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's post-war residential development during the crucial transition period of the late 1940s, its excellent representation of early Ranch architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds exceptional significance for understanding Flat Rock's residential evolution during the crucial late 1940s period when the community was adapting to post-war economic conditions and demographic changes while maintaining the prosperity and residential quality that had characterized its development under Henry Ford's Village Industries program. Constructed in 1947, the building represents the type of modern family housing that documented the community's successful transition from wartime constraints to post-war prosperity and suburban development patterns.

The building's 1947 construction date places it at a pivotal moment in Flat Rock's development when the community was beginning to experience the residential planning changes that would characterize post-war suburban growth while maintaining the small-town character and community identity that distinguished it from larger urban centers. The property illustrates the community's ability to integrate national housing trends with local development patterns while preserving neighborhood stability and residential quality.

Criterion C - Architecture: The building contributes exceptional architectural significance as an excellent and well-preserved example of 1947 Ranch residential design that documents the early adoption of Ranch architectural principles in small Michigan communities during the immediate post-war period. The structure represents the successful adaptation of California-influenced Ranch design to Midwest construction practices and climate requirements, illustrating how progressive architectural ideas were disseminated and interpreted through local building traditions during the late 1940s.

The building's architectural significance extends to its documentation of residential design evolution during the crucial transition period when traditional architectural styles were giving way to the modernist-influenced Ranch architecture that would dominate American suburban development for the remainder of the 20th century. The horizontal emphasis, generous single-story planning, and integration with landscape demonstrate the design principles that emerged during the late 1940s when architects and builders sought to create residential environments that reflected post-war optimism and changing family lifestyle patterns.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1947 construction within the established Seneca Street residential corridor.

Design: The structure retains excellent integrity of design through preservation of its essential Ranch massing, side-gabled roof configuration with intersecting wings, horizontal emphasis, and overall architectural composition. The building clearly conveys the design intentions of 1947 Ranch residential architecture despite surface material changes.

Materials: The building has experienced material alterations through vinyl siding installation and window replacement. However, these changes have been executed with sensitivity to the building's architectural character, and the underlying

¹ Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston," **November 1949**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 45, for Dewey & Lucy Batway and sons; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

³ Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston, Rockwood, Romulus, Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

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

structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships.

Workmanship: The structure exhibits good integrity of workmanship, with quality construction evident in the building's solid proportions, well-executed roof configuration, and substantial brick chimney construction that demonstrates competent 1940s residential building practices.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns while demonstrating the generous lot sizes and landscape integration that characterized post-war residential planning.

Feeling: The building successfully conveys the feeling of late 1940s Ranch residential development through its horizontal emphasis, quality construction, excellent maintenance, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's post-war residential development and the community's adaptation to changing architectural preferences and lifestyle patterns that characterized the crucial late 1940s transition period.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the finest examples of late 1940s Ranch residential architecture within the proposed district boundaries. The structure's excellent integrity in design, setting, feeling, and association, combined with its outstanding architectural quality and important historical associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1947 construction date places it within the critical transition period of the district's significance, documenting Flat Rock's successful adaptation to post-war residential development while maintaining community character and planning quality. As an early and well-executed example of Ranch architecture, the building represents the type of progressive residential design that distinguished Flat Rock's housing development from more utilitarian post-war construction in larger industrial centers.

The property's excellent maintenance and sensitive approach to material updates demonstrate the continuing value of quality Ranch design and the community's commitment to preserving significant residential architecture through compatible stewardship. The building's continued use as a well-maintained family residence illustrates the enduring appeal of Ranch design principles and their successful adaptation to contemporary family needs.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C, with excellent integrity warranting recognition as one of the district's finest examples of early post-war residential architecture.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_01_0004_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28341 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0005_001 Lot 5 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.098063		Long: -83.289438		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1954
Architectural Style	Minimal Traditionalist
Building Form	One-story ranch house with attached carport
Roof Form	Hip roof with extended carport roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete slab/block
Window Materials	Original aluminum windows with storm windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☐ No ☒
Number/Type:	Carport

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture; Transportation			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	28341 Seneca			
Historic/Original Owner	Unknown			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1954 Minimal Traditional/early ranch residence is a single-story residential structure situated on Seneca Street in Flat Rock. The building represents post-war suburban residential development during the 1950s when Flat Rock was evolving beyond Ford's Village Industries program into a conventional suburban community. The property demonstrates the transitional architectural styles that bridged the gap between wartime Minimal Traditional and the fully developed ranch house form.

The house exhibits characteristics of both Minimal Traditional and early ranch design with a low-profile hip roof that creates the horizontal emphasis characteristic of 1950s residential construction. The hip roof form represents a move toward the more sophisticated rooflines that would characterize mature ranch house design. The roof is covered with brown or rust-colored asphalt shingles that complement the building's color scheme.

The exterior walls are currently clad in vinyl siding in two coordinating shades - a darker green-gray on the main body and a lighter gray-green on accent areas. This represents a later alteration covering the original exterior materials, which were likely wood clapboard, wood shingles, or possibly early aluminum siding typical of 1950s construction. Despite the vinyl siding installation, the building's form and distinctive features remain clearly visible.

The windows have been replaced with aluminum units that include both sliding and double-hung configurations typical of mid-century residential replacements. The windows appear to maintain the original fenestration pattern with the horizontal emphasis characteristic of 1950s design. Window awnings on the front facade provide sun control and are typical accessories of mid-century residential architecture, though these may be later additions or replacements of original awnings.

A distinctive and significant feature of this property is the original aluminum awning-style carport attached to the right side of the house. This carport represents an important transitional element in residential architecture, reflecting the period when attached carports were becoming popular alternatives to detached garages. The aluminum awning structure with its distinctive corrugated or ribbed profile is characteristic of 1950s construction and represents the increasing integration of automobile accommodation into residential design. The survival of this original carport is significant as many have been enclosed, removed, or replaced over time.

The front facade displays a simple, functional composition typical of 1950s modest housing, with the entrance positioned on the left side accessed via concrete steps with metal railings and a small covered stoop. The asymmetrical arrangement reflects the transitional nature of the design between traditional cottage forms and the more open plans of ranch houses.

The building sits on a concrete or concrete block foundation appropriate for 1950s construction methods. The property includes a concrete driveway leading to the carport, demonstrating the automobile-oriented planning typical of post-war suburban development.

Despite material alterations, character-defining features that remain include the single-story form with hip roof, the horizontal emphasis typical of 1950s design, the overall compact proportions, and most significantly, the original aluminum awning-style carport. The carport is particularly important as it represents the evolution of residential design to accommodate automobiles and demonstrates construction techniques and materials typical of the 1950s.

History of the Resource

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

In 1955, N.I. Toombs resided at 28341 Seneca Street.¹ In 1971, N.I. Toombs resided at 28341 Seneca Street.²

Statement of Significance/Recommendation of Eligibility

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

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

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the modest postwar residential construction that continued Flat Rock's growth after the Lamp Factory's closure in 1950. Constructed ca. 1954, the dwelling was built during the period when the Moynahan Bronze Company occupied the former Ford plant and the

1 Michigan Bell Telephone Company, "Flat Rock Telephone Directory," Followed by Carleton, New Boston, Rockwood, Romulus, Trenton and Wyandotte (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

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

community was sustained by successor industries and by the broader suburban expansion of the downriver Detroit metropolitan area. The compact, economical form reflects the affordable housing that made homeownership accessible to working-class families during the 1950s.

The original aluminum awning-style carport is a notable surviving feature that reflects the automobile-oriented character of 1950s suburban residential design. Carports were a common and economical alternative to attached garages during this period, and intact examples from the 1950s are increasingly uncommon as homeowners have enclosed or replaced them. The carport's survival adds to the property's integrity as a mid-century residential parcel. However, neither the carport nor the dwelling as a whole meets Criterion C at the level of individual distinction. The property does not exhibit unusual design features or exceptional quality that would distinguish it from standard 1950s suburban housing. Material alterations including vinyl siding and replacement windows have further diminished its architectural significance.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The compact massing, roof form, and original aluminum carport remain intact and express the building's mid-1950s residential character. The carport in particular preserves the property's original automobile-oriented site plan.

Materials: The building has mixed integrity of materials. Vinyl siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. However, the original aluminum carport — a character-defining feature of the property's 1950s design — survives intact and constitutes the most significant original material on the exterior.

Workmanship: The property has diminished integrity of workmanship on the dwelling itself due to siding and window replacements. The carport retains its original aluminum construction and fabrication.

Setting: The building retains good integrity of setting within the residential neighborhood, maintaining its relationship to the street and surrounding residential context.

Feeling: The property retains adequate integrity of feeling as a modest mid-1950s suburban residence. The carport in particular conveys the automobile-oriented character of postwar residential life in a way that few other properties in the district preserve.

Association: The building maintains clear integrity of association with the postwar suburban development that characterized Flat Rock's growth after the end of the Ford Village Industries era.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1954 construction date falls within the period of significance, and the building represents the postwar residential growth that sustained the community after the Lamp Factory's closure. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the survival of the original aluminum carport partially offsets these losses by preserving a mid-century feature that has been lost on most comparable properties. The building retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58_094_01_0005_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28351 Seneca Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0005_302 Lot 5 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097968		Long: -83.289571		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1945
Architectural Style	Minimal Traditional/Wartime Vernacular
Building Form	One-story rectangular cottage
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete block
Window Materials	Vinyl Replacement
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry, Social History			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	28351 Seneca			
Historic/Original Owner	Nicholas & Virginia Toombs			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1945 Minimal Traditional cottage is a single-story residential structure situated on Seneca Street in Flat Rock. The building represents post-World War II residential development during the final phase of Ford's Village Industries program and the transition to post-war suburban development patterns. The property demonstrates the simplified architectural styles that emerged during and immediately after the war period, though material alterations have impacted its original character.

The house exhibits Minimal Traditional characteristics with a simple side gable roof form and compact single-story configuration that creates the economical, functional appearance typical of mid-1940s residential construction. The roof is covered with asphalt shingles in a standard residential application. The simple side gable form reflects the practical, resource-conscious approach to residential construction during the 1940s when building materials were limited due to wartime restrictions and early post-war shortages.

The exterior walls are currently clad in aluminum siding in a light color that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1940s construction. The aluminum siding installation has altered the building's original appearance and material integrity, though the underlying building form and proportions remain intact beneath the replacement siding.

The windows have been replaced with modern vinyl units that alter the building's original character. The replacement windows include decorative shutters in a dark green color that add visual interest. The window replacement represents a common alteration that impacts the building's authentic 1940s appearance and reduces its material integrity.

The front facade displays a simple, asymmetrical composition typical of Minimal Traditional design, with the entrance positioned off-center under a small covered entry porch or overhang supported by decorative metal posts. The modest front entry reflects the practical, no-frills approach to residential design during the wartime and immediate post-war period when materials and resources were constrained.

An important feature of this property is the retention of its original detached garage, visible on the left side of the photograph. The garage appears to be a substantial structure with vertical board siding or metal panels. The survival of original outbuildings from the 1940s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage helps convey the residential development patterns of the mid-1940s period.

The building sits on a concrete or concrete block foundation appropriate for 1940s construction methods. The property shows signs of deferred maintenance with overgrown vegetation and weathered walkways, though these conditions do not diminish the property's historical significance or its ability to convey its 1940s character and associations.

Despite the material alterations, character-defining features that remain include the single-story cottage form, the simple side gable roof, the compact scale typical of 1940s construction, the asymmetrical Minimal Traditional composition, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's role in the post-war residential development of Flat Rock.

History of the Resource

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

In 1949, Nicholas Toombs resided at 28351 Seneca Street.¹ In 1950, Nicholas & Virginia Toombs and their children resided at 28351 Seneca; and Nicholas worked as a Conductor for the Railroad.² In 1971, N.I. Toombs III resided at 28351 Seneca Street.³

Statement of Significance/Recommendation of Eligibility

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

¹ Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

² 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 5, dwelling 44, for Nicholas & Virginia Toombs and children; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

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

A ca. 1945 date means this house was most likely built during the final months of the war or immediately after. The Lamp Factory was still in full wartime production in 1945, making head and tail lights for Army trucks, Jeeps, tanks, and armored cars. This isn't a "transitional" period — it's the war economy. Here's the rewrite:

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

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of residential construction during the final years of the Lamp Factory's wartime operations. Constructed ca. 1945, the dwelling was built while the plant was producing head and tail lights for Army trucks, Jeeps, tanks, and armored cars as part of the conversion of all twenty-six Ford village industries to war production. The Minimal Traditional form — a compact, economical dwelling stripped of ornamental detail — is consistent with the material restrictions and simplified construction practices that characterized wartime and immediate postwar housing, when federal priorities directed building materials toward the war effort and the demand for affordable housing from defense workers and returning veterans outpaced supply. The property does not meet Criterion C individually; material alterations have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The Minimal Traditional massing, simple gable roof, and compact cottage form remain intact and express the building's mid-1940s residential character.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. These are common reversible alterations that affect material authenticity but do not destroy the building's form or proportional relationships.

Workmanship: The property has diminished integrity of workmanship. The aluminum siding and replacement windows obscure original construction details and finishing techniques.

Setting: The building retains good integrity of setting within the residential neighborhood, maintaining its relationship to the street and surrounding residential context.

Feeling: The property retains adequate integrity of feeling as a modest mid-1940s working-class residence. Despite material alterations, the building's compact scale, simple roof form, and relationship to its lot convey the character of wartime-era housing within the district.

Association: The building maintains clear integrity of association with the residential development that characterized Flat Rock during the final years of the Lamp Factory's operation and the wartime economy.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1945 construction date falls within the period of significance, and the building represents the wartime and immediate postwar residential development that sustained the community during the Lamp Factory's final years of production. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains sufficient integrity in location, design, setting, feeling, and association to contribute to the district's significance. The retention of the original garage adds to the property's completeness as a mid-1940s residential parcel.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_01_0005_302; gciting records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28401 Seneca Street [730 Seneca]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0006_000 Lot 6 Assessor's Flat Rock Plat No. 1 (June 1922)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097777		Long: -83.289579		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	One-story rectangular bungalow
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry, Social History			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Historic Name	Unknown			
Current/Common Name	28401 Seneca			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 28401 Seneca St represents a significant example of 1920 Craftsman Bungalow architecture that documents Flat Rock's residential development during the early years of prosperity that preceded Henry Ford's establishment of the Village Industries program. Constructed in 1920, this one-story dwelling embodies the Craftsman design principles that had gained widespread popularity during the 1910s and continued to influence residential construction through the early 1920s, reflecting both the Arts and Crafts movement's emphasis on practical design and the standardized construction practices that enabled middle-class homeownership.

The building exhibits the characteristic massing and proportional relationships of Craftsman Bungalow design, featuring a low-profile rectangular plan with side-gabled roof configuration that creates the horizontal emphasis and integration with landscape that distinguished bungalow architecture from earlier Victorian residential forms. This architectural approach reflected the Arts and Crafts movement's philosophy of honest materials, functional design, and harmony between buildings and their natural settings, principles that found particular resonance in small communities where residents valued both architectural quality and practical efficiency.

The structure's side-gabled roof system creates the low, spreading profile that defines bungalow architecture while providing practical advantages including simplified construction methods, efficient use of interior space, and the ground-hugging appearance that enhanced the building's integration with its residential site. The roof configuration demonstrates the continuation of Craftsman design principles into the early 1920s, when builders sought to provide attractive, economical housing that combined traditional craftsmanship values with modern construction efficiency.

The building has undergone material alterations including vinyl siding installation that has replaced original exterior cladding and window replacement throughout. While these changes affect the building's material authenticity, the underlying architectural framework and essential design characteristics remain clearly evident. The structure retains its original massing, roofline, and proportional relationships that define its 1920 character and convey its historical significance within Flat Rock's early residential development narrative.

The fenestration pattern maintains the bungalow tradition of carefully proportioned window openings that balance functional lighting requirements with aesthetic considerations reflecting the Craftsman emphasis on harmonious design relationships. The window placement creates balanced facade compositions that serve both practical family needs and architectural design principles, demonstrating the bungalow style's successful integration of utility and visual appeal through careful attention to proportional relationships.

The building's current presentation demonstrates thoughtful maintenance and stewardship that preserves the structure's essential residential character while accommodating contemporary family needs and aesthetic preferences. The quality landscaping and well-maintained appearance illustrate the continuing appeal of bungalow design and the successful adaptation of 1920s residential architecture to contemporary lifestyle requirements through sensitive stewardship rather than substantial architectural alteration.

The property's positioning within the Seneca Street residential corridor demonstrates the neighborhood development patterns that characterized Flat Rock's expansion during the early 1920s, when the community was establishing residential areas that could accommodate working families while maintaining small-town character and pedestrian-scale development. The generous setback and integration with mature landscaping reflect the community planning standards that enabled sustainable residential neighborhood development.

The structure's continued residential use and excellent maintenance demonstrate the enduring practicality of Craftsman bungalow design and its successful adaptation to contemporary family needs. The building's evolution through material updates while maintaining essential architectural character illustrates the successful approach to residential preservation that enables historic houses to remain functional and attractive while preserving their essential historical 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 1930, Tony & Mary Trenasty and daughters were living at 730 Seneca St., and Tony was employed as a Machine Operator for the Lamp Plant.¹ In 1939, Stephen & Marie Mihaly and family were living at 28401 Seneca.² In 1939, Mary Trenasty was living at 28401 Seneca.³ In 1940, Steven & Marie Mihaly and son were living at 28401 Seneca St., and Steven was employed as a car repairman for the steam railroad.⁴ In 1950, Bernard & Bernice McVicker and sons resided at 28401 Seneca; and Bernard worked as a Brakeman for the Railroad.⁵ In 1971, Charles R. Jones resided at 28401 Seneca Street.⁶

Statement of Significance/Recommendation of Eligibility

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

The residence at 28401 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's early 1920s residential development during the crucial period preceding Henry Ford's industrial expansion, its representative value as an example of Craftsman Bungalow architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial early 1920s period when the community was establishing the residential foundation that would support later industrial expansion under Henry Ford's Village Industries program. Constructed in 1920, two years before Ford's establishment of the Headlamp Plant, the building represents the existing residential infrastructure that enabled the community to accommodate industrial growth while maintaining established neighborhood character and family-oriented community identity.

The building's 1920 construction date places it within the critical pre-industrial period when Flat Rock was demonstrating the residential planning success that would enable the community to attract and retain working families who valued both economic opportunity and quality residential environments. The property illustrates how the community established residential neighborhoods that could support sustained population growth while preserving small-town character and community stability.

Criterion C - Architecture: The building contributes architectural significance as a representative example of 1920 Craftsman Bungalow design that demonstrates the influence of Arts and Crafts movement principles in small Michigan communities during the early 20th century. The structure represents the successful adaptation of nationally popular architectural styles to local building traditions and economic conditions, illustrating how progressive design ideas were disseminated through modest residential construction during the period preceding Flat Rock's industrial transformation.

The building's architectural significance extends to its documentation of residential design evolution during the early 1920s, when simplified horizontal architectural forms were gaining popularity over the more complex Victorian traditions that had dominated 19th-century domestic construction. The bungalow form represented both embrace of modern lifestyle preferences and practical solutions for economical family housing that could provide comfort and dignity within modest construction budgets.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1920 construction within the established Seneca Street residential corridor.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 11B, dwelling 228, family 252, for Tony & Mary Trenasty and daughters; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-XS?cat=1036363&i=459&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 460 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ [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 11B, dwelling 214, for Steven & Marie Mihaly and son; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZY?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 26 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 5, dwelling 43, for Bernard & Bernice McVicker and sons; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

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

Design: The structure retains high integrity of design through preservation of its essential bungalow massing, side-gabled roof configuration, horizontal emphasis, and overall architectural composition. The building clearly conveys the design intentions of 1920 Craftsman bungalow architecture despite surface material changes.

Materials: The building has experienced significant material alterations through vinyl siding installation and window replacement. However, the underlying structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships.

Workmanship: Original construction details have been largely obscured by modernization efforts, though the building's solid proportions and enduring structural integrity suggest competent 1920 construction practices typical of quality bungalow development.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street and surrounding neighborhood development patterns established during Flat Rock's early 1920s expansion.

Feeling: Despite material alterations, the building successfully conveys the feeling of early 1920s bungalow residential development through its horizontal massing, quality maintenance, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's early 1920s residential development and the community's preparation for the industrial expansion that would follow Henry Ford's arrival, serving as tangible evidence of the residential planning that enabled community stability during economic transition.

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's pre-industrial residential development narrative. The structure's 1920 construction date places it within the critical period when Flat Rock was establishing the residential base that would support later industrial expansion.

The building represents an important property type - early 1920s Craftsman bungalow housing - that documents the community's embrace of progressive residential design during the period when architectural sophistication and quality construction could support both individual family prosperity and community development goals. The structure's survival and continued residential use demonstrate the quality of 1920s construction practices and the enduring appeal of bungalow design principles.

The property's contribution to understanding Flat Rock's early residential development patterns and architectural preferences during the critical pre-industrial period outweighs the impact of material alterations. The building's retention of essential architectural form and its documentation of early 1920s residential construction make it a valuable contributing resource that enhances the district's ability to convey the full temporal scope of community development during the early 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 number58_094_01_0006_000; generically citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	28427 Seneca Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_01_0008_002 Lots 8 & 9 Assessor's Flat Rock Plat No. 1 (June 1922)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097549	Long: -83.289119	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	One-story bungalow with front porch
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐	d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	28427 Seneca			
Historic/Original Owner	John & Anna French			
Historic Building Use	Single-Family Residence			
Current Building Use	Single-Family Residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

5:95 – 28427 Seneca Street

Narrative Architectural Description

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

The residence at 28427 Seneca St represents an excellent example of 1920 Craftsman Bungalow architecture that documents Flat Rock's residential development during the crucial early period preceding Henry Ford's establishment of the Village Industries program. Constructed in 1920, this one-story dwelling with prominent front porch embodies the Craftsman design principles that had reached their peak popularity during the 1910s and continued to influence quality residential construction through the early 1920s, reflecting both the Arts and Crafts movement's emphasis on livable design and the community's commitment to attractive residential neighborhoods.

The building exhibits the characteristic massing and design elements of Craftsman Bungalow architecture, featuring a low-profile plan with hip roof configuration that creates the horizontal emphasis and ground-hugging appearance essential to the bungalow aesthetic. The hip roof system demonstrates the sophisticated approach to bungalow design that emerged during the mature period of the style, when builders had perfected the integration of practical spatial requirements with the architectural principles that distinguished quality Craftsman construction from more utilitarian residential building.

The structure's most distinctive character-defining feature is its generous front porch that extends across a significant portion of the primary elevation, creating the covered outdoor living space that was fundamental to bungalow domestic planning and social interaction. The porch demonstrates the Craftsman philosophy of indoor-outdoor integration while providing the welcoming street presence that contributed to neighborhood social patterns and community identity formation. The porch configuration with its substantial posts and clean lines reflects the simplified classical detailing that characterized mature Craftsman design during the early 1920s.

The building's prominent brick chimney creates a strong vertical accent within the horizontal composition while demonstrating both the substantial construction quality and authentic material character that distinguished quality bungalow construction. The chimney's design and construction reflect the Craftsman emphasis on honest materials and permanent building elements that would provide both functional efficiency and architectural distinction throughout the building's service life.

The building has undergone material alterations including vinyl siding installation and window replacement, though these changes have been executed with attention to preserving the structure's essential proportional relationships and architectural character. The underlying architectural framework remains clearly evident, with original massing, roofline, porch configuration, and fenestration pattern intact and conveying the building's 1920 design intentions and historical significance.

The fenestration pattern demonstrates the bungalow tradition of carefully proportioned window openings that create balanced facade compositions while serving practical lighting and ventilation requirements. The window placement reflects the Craftsman emphasis on harmonious design relationships that integrate functional and aesthetic considerations through thoughtful attention to proportional relationships and architectural rhythm.

The building's current presentation demonstrates excellent maintenance and stewardship that preserves the structure's essential residential character while accommodating contemporary family needs. The quality landscaping and well-maintained appearance illustrate the continuing appeal of bungalow design and the successful adaptation of 1920s residential architecture to contemporary lifestyle requirements through sensitive care rather than substantial architectural alteration.

The property's positioning within the Seneca Street residential corridor demonstrates the neighborhood development patterns that characterized Flat Rock's expansion during the early 1920s, when the community was establishing residential areas that would provide the foundation for later industrial growth while maintaining small-town character and pedestrian-oriented development scale. The generous lot size and mature street trees create the established residential environment that has supported neighborhood stability and property values across multiple generations.

The structure's continued residential use and exceptional maintenance demonstrate the enduring practicality and appeal of Craftsman bungalow design. The building's evolution through sensitive material updates while maintaining essential architectural character illustrates the successful approach to residential preservation that enables historic houses to remain attractive and functional while preserving their essential historical 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 1920, John & Anna French were living on Seneca St., and John was employed as a laborer for the railroad.¹ In 1930, Charles & Edith Morgan, with Anna French, their mother-in-law, were living at 28427 Seneca, and Charles was employed as a local painter.² In 1940, Anna French and daughter were living at 28427 Seneca St.³ In 1950, Charles & Edith Morgan and Anna French, Mother-in-law, resided at 28427 Seneca; and Charles & Edith worked as Painter.⁴ In 1949 Charles Morgan resided at 28427 Seneca.⁵ In 1955 Edward E. Trout resided at 28427 Seneca.⁶ In 1971, Edward E. Trout resided at 28427 Seneca Street.⁷

Statement of Significance/Recommendation of Eligibility

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

The residence at 28427 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's early 1920s residential development during the crucial pre-industrial period, its excellent representation of Craftsman Bungalow architecture with front porch, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds exceptional significance for understanding Flat Rock's residential evolution during the crucial early 1920s period when the community was establishing the high-quality residential foundation that would enable successful accommodation of later industrial expansion under Henry Ford's Village Industries program. Constructed in 1920, two years before Ford's establishment of the Headlamp Plant, the building represents the type of attractive family housing that documented the community's commitment to residential quality and neighborhood character that would distinguish Flat Rock from more utilitarian industrial communities.

The building's 1920 construction date places it within the critical pre-industrial period when Flat Rock was demonstrating the residential planning success and architectural sophistication that would enable the community to attract and retain working families who valued both economic opportunity and quality living environments. The property illustrates how the community established residential neighborhoods with architectural distinction and social amenities that could support sustained population growth while preserving small-town character and community identity.

Criterion C - Architecture: The building contributes exceptional architectural significance as an outstanding example of 1920 Craftsman Bungalow design that demonstrates the mature development of Arts and Crafts movement principles in small Michigan communities during the peak period of bungalow popularity. The structure represents the successful

¹ 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 3, sheet 1B, dwelling 23, family 25, John & Anna French; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4Q6?view=explore&cc=1488411&lang=en&groupId=TH-1942-22913-12846-62>) : accessed 27 July 2025), FHL# 004966178, Image 561 of 1100; United States. National Archives and Records Administration.

² 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 219 (stamped), enumeration district (ED) 82-880, sheet 3A, dwelling 49, family 50, for Charles & Edith Morgan; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-XT?cat=1036363&i=442&lang=en&cc=1810731>) : accessed 27 July 2025), FHL# 004951268, Image 443 of 1148; United States. National Archives and Records Administration.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 11B, dwelling 216, family ,Anna French and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZY?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79>) : accessed 27 July 2025), FHL# 005461710 Image 26 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 5, dwelling 41, for Charles & Edith Morgan and Mother-in-law; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-W?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45>) : accessed 27 July 2025), FHL#108990835, image 6 of 58; United States. National Archives and Records Administration.

⁵ Michigan Bell Telephone Company, "Telephone Directory Carleton, Flat Rock Followed by New Boston", **November 1949**; held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

⁶ Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by Carleton, New Boston, Rockwood, Romulus, Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, **November 1955**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

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

integration of Craftsman design philosophy with practical family housing requirements, illustrating how progressive architectural ideas were successfully adapted to modest residential construction during the early 1920s prosperity period.

The building's architectural significance extends beyond its individual merits to encompass its role in documenting the evolution of American residential design during the transition from Victorian complexity to the simplified, horizontal forms that would characterize much of 20th-century domestic architecture. The front porch, hip roof configuration, and quality proportional relationships demonstrate the design principles that made bungalow architecture both practically successful and aesthetically appealing to middle-class families seeking modern convenience within traditional residential frameworks.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1920 construction within the established Seneca Street residential corridor.

Design: The structure retains excellent integrity of design through preservation of its essential bungalow massing, hip roof configuration, front porch arrangement, and overall architectural composition. The building clearly conveys the design intentions of 1920 Craftsman bungalow architecture despite surface material changes.

Materials: The building has experienced material alterations through vinyl siding installation and window replacement. However, the underlying structural system, architectural framework, and character-defining elements including the brick chimney remain intact, preserving the building's essential character and authenticity.

Workmanship: The structure exhibits good integrity of workmanship, with quality construction evident in the building's solid proportions, substantial brick chimney, well-executed porch design, and enduring structural stability that demonstrates competent 1920s residential construction practices.

Setting: The building retains excellent integrity of setting within Seneca Street's residential corridor, maintaining its relationship to the street, mature landscaping, and surrounding neighborhood context that reflects the established residential environment created during Flat Rock's early 1920s development.

Feeling: The building successfully conveys the feeling of early 1920s bungalow residential development through its horizontal emphasis, welcoming front porch, quality maintenance, and continued residential function within the historic neighborhood context.

Association: The building maintains strong associative links with Flat Rock's early 1920s residential development and the community's preparation for industrial expansion, serving as tangible evidence of the residential planning and architectural quality that enabled community stability during economic transition.

This property exceeds the National Register threshold for contributing status within the Flat Rock Historical District and represents one of the finest examples of early 1920s bungalow residential architecture within the proposed district boundaries. The structure's excellent integrity in design, setting, feeling, and association, combined with its outstanding architectural quality and important historical associations, establish it as a key contributing resource that significantly enhances the overall significance of the historic district.

The building's 1920 construction date places it within the critical pre-industrial period of the district's significance, documenting Flat Rock's residential development during the crucial years when the community was establishing the foundation for later prosperity and growth. As an exceptionally well-maintained example of Craftsman bungalow architecture with front porch, the building represents the type of quality residential design that distinguished Flat Rock's neighborhood development from more utilitarian worker housing in larger industrial centers.

The property's excellent maintenance and thoughtful stewardship demonstrate the continuing value and appeal of quality bungalow design while illustrating how historic residential architecture can remain attractive and functional through sensitive care rather than substantial alteration. The building's continued use as a well-maintained family residence enhances neighborhood character while preserving important architectural and historical associations.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_01_0008_002; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	28911 Seneca Street [400 Seneca]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0282_001 Lot 282, 283 & 284 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0947322		Long: -83.293609		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	c. 1850 (with c. 1872 mill office addition)
Architectural Style	Folk Victorian/Greek Revival Vernacular
Building Form	Two-story cross-gabled house with side wing addition
Roof Form	Cross-gabled main block with side addition
Roof Materials	Metal shake shingles (replacement)
Exterior Wall Material	Original wood clapboard siding
Foundation Materials	Stone
Window Materials	Original wood windows with wavy glass
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	2 sheds

Eligibility

Individually Eligible	Criterion A ☒	Criterion B ☒	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Commerce; Architecture			
Period(s) of Significance	1834-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	Vreeland-Mettler House			
Current/Common Name	28911 Seneca			
Historic/Original Owner	Vreeland family (c. 1850), George Washington Mettler (1872-1920s)			
Historic Building Use	Single family residence with possible mill office			
Current Building Use	Single family residence			

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

The residence at 28911 Seneca St, known as the Vreeland-Mettler House, represents one of the most historically significant residential structures within the proposed Flat Rock Historical District, embodying direct connections to both the community's founding family and its crucial industrial development during the mid-19th century. Constructed circa 1850 by one of Michael Vreeland's sons and subsequently owned by George Washington Mettler from 1872 through the 1920s, this two-story dwelling with distinctive side wing addition documents the residential and commercial integration that characterized Flat Rock's development during the early and transitional periods of significance.

The building exhibits the characteristic massing and architectural elements of mid-19th-century Folk Victorian design influenced by Greek Revival traditions, featuring a prominent cross-gabled main block with an integrated side wing that may have functioned as the mill office during the Mettler family's ownership of the Vreeland mills. This configuration demonstrates the practical approach to residential and commercial integration that characterized small 19th-century communities, where family residences often incorporated business functions within unified architectural compositions that served both domestic and economic needs.

The structure's two-story cross-gabled configuration creates architectural interest while accommodating the expanded spatial requirements of a prominent family involved in both residential and industrial activities. The main block demonstrates the formal residential design traditions that influenced substantial 19th-century housing construction, while the side wing addition reflects the practical adaptations necessary to accommodate commercial functions within residential contexts. This architectural evolution documents the building's unique role in serving both the domestic needs of an important industrial family and the business requirements of mill operations.

The building's most significant architectural feature is the side wing addition that tradition suggests functioned as the mill office during the Mettler family's ownership of the Vreeland mills from 1872 through the 1920s. This addition represents a rare surviving example of integrated residential and commercial architecture that documents how 19th-century industrial operations were managed through direct connection between family residences and business activities. The wing's scale and positioning suggest careful design integration that accommodated commercial functions while maintaining residential character and family privacy.

The structure retains exceptional original architectural elements including authentic wood clapboard siding and wood sash windows with wavy glass that demonstrate period construction materials and installation techniques dating to the mid-19th century. The preservation of these materials provides invaluable insight into 1850s building practices and represents increasingly rare authentic material character. The replacement metal shake roofing system provides appropriate weather protection while maintaining architectural character compatible with the building's historical period. The original wood sash windows with wavy glass demonstrate superior glazing technology and craftsmanship available to prominent families during the mid-19th century, providing irreplaceable documentation of period fenestration practices and optical glass manufacturing techniques.

The building's preservation of original wood siding and windows significantly enhances its architectural authenticity and historical value, as these authentic elements from the 1850s period represent extraordinarily rare survivals that provide exceptional documentation of mid-19th-century construction practices and material culture. The retention of these authentic elements places this property among the most architecturally intact mid-19th-century residential structures in southeastern Michigan.

The prominent wraparound porch that extends across the front and side elevations creates generous covered outdoor living space while demonstrating the Victorian-era domestic planning principles that emphasized both family comfort and community social interaction. The porch configuration reflects the architectural sophistication and social aspirations of the Mettler family while providing the welcoming appearance appropriate to a residence that also served commercial functions within the community's economic structure.

The building's positioning within the broader Flat Rock community landscape maintains important visual and functional relationships to the Huron River and the mill sites that defined the community's economic foundation during the 19th century. The property's location reflects the strategic planning that enabled the Mettler family to manage industrial operations while maintaining the residential environments necessary for family life and community leadership.

The structure's survival through more than 170 years of community change, and its current restoration and maintenance, demonstrate both the quality of mid-19th-century construction and the continuing community recognition of its exceptional historical significance as a tangible connection to Flat Rock's founding family and its crucial industrial development under the Mettler family's leadership.

History of the Resource

Provide information on previous owners, land use, 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, Virginia Metler was living at 400 Seneca St.¹ In 1931, Mrs. Virginia Metler and family were living at 400 Atwater.² In 1940, Gottlieb & Grace Buehrer and son were living at 28911 Seneca St., and Gottlieb was employed as a crane operator for the railroad.³ One of the first homes that Gottlieb "Slim" Buehrer and Grace Buehrer occupied while living in Flat Rock was 28911 Seneca; and Slim and Grace boarded railroaders in this house. George Buehrer, their son, was raised there. Slim worked for D.T. & I. Railroad. Slim fell off of a box car and was hospitalized due to an injury. Henry Ford visited Slim while he was hospitalized and told him to never worry about a job because he was making him a railroad detective. George Buehrer sat on Henry Ford's lap during the hospital visit. Slim Buehrer also served as a volunteer for the Flat Rock Fire Department.⁴ In 1950, Gottlieb & E. Grace Buehrer, their son and lodgers resided at 28911 Seneca; and Gottlieb worked as Rail Road Police at the Railroad.⁵

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-880, sheet 7B, dwelling 156, family 172, Virginia Metler ; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-KC?cat=1036363&i=451&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 452 of 1148; United States. National Archives and Records Administration.

² [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1931) 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 11B, dwelling 218, family ,Gottlieb & Grace Buehrer and son; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZY?view=explore&cc=2000219&lang=en&groupld=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 26 of 1034; United States. National Archives and Records Administration.

⁴ Personal knowledge of Rhonda Buehrer, [RESEARCHER'S CONTACT INFORMATION]. Mrs. Buehrer has been an integral part of the Flat Rock community for over three decades, serving both as a dedicated educator and engaged resident, August 2025.

⁵ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 16, dwelling 164, for Gottlieb & E. Grace Buehrer and son and roomers; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-F?view=explore&cc=4464515&lang=en&groupld=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 17 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.

The Vreeland-Mettler House at 28911 Seneca St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District with exceptional significance warranting recognition under multiple National Register criteria as one of the district's most historically important properties. This recommendation is based on the building's irreplaceable associations with both the Vreeland founding family and the Mettler family's industrial leadership, its unique architectural documentation of integrated residential and commercial functions, and its crucial role in the community's development from agricultural village to industrial center.

National Register Criteria Evaluation

Criterion A - Community Planning and Development/Industry/Commerce: This property holds exceptional significance for understanding Flat Rock's development throughout virtually the entire early period of the district's significance, from the community's founding through its industrial expansion. The building's construction circa 1850 by one of Michael Vreeland's sons creates direct connections to the founding family that established the community through the 1834 village plat. The subsequent ownership by George Washington Mettler from 1872 through the 1920s documents the crucial transition from the Vreeland family's agricultural and milling economy to expanded industrial operations that would establish the foundation for later development under Henry Ford's influence.

The Mettler family's ownership of both the residence and the Vreeland mills represents the type of integrated residential and industrial development that characterized successful 19th-century community growth, where industrial leadership required direct involvement in both business operations and community development. The building's possible inclusion of mill office functions within the residential structure documents the management practices and family-business integration that enabled sustained industrial operations and community prosperity.

Criterion B - Persons: The property possesses exceptional significance for its associations with the Vreeland family, who founded and platted Flat Rock in 1834, and the Mettler family, whose ownership and operation of the mills from 1872 through the 1920s provided crucial economic continuity between the community's founding period and its later industrial expansion. The Vreeland family's direct involvement in the building's construction creates irreplaceable associations with the community's establishment and early development, while the Mettler family's fifty-year residence and mill operation documents the sustained industrial leadership that maintained economic vitality during the crucial transitional decades.

George Washington Mettler's purchase of both the residence and the Vreeland mills in 1872 represents a significant moment in Flat Rock's development when community leadership transferred from the founding family to industrial operators who would maintain and expand the economic foundation established by Michael Vreeland's original vision. The Mettler family's long-term residence and business operations demonstrate the type of community commitment and industrial leadership that enabled small Michigan communities to maintain prosperity and stability during the challenging economic transitions of the late 19th and early 20th centuries.

Criterion C - Architecture: The building contributes significant architectural value as a complex and evolving example of mid-19th-century residential construction that documents both typical domestic planning and the unique adaptations necessary to accommodate integrated commercial functions. The structure's Folk Victorian design influenced by Greek Revival traditions demonstrates the architectural sophistication available to prominent families during the mid-19th century, while the side wing addition illustrates the practical architectural solutions that enabled residential and commercial integration within unified building complexes.

The building's architectural significance extends to its documentation of building evolution and adaptive use patterns that characterized 19th-century industrial communities, where family residences often expanded to accommodate changing business needs and family requirements. The successful integration of residential and commercial functions within coherent architectural composition demonstrates the design flexibility and construction quality that enabled buildings to serve multiple generations and changing community needs.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since circa 1850 construction where it continues to maintain important visual and functional relationships to the historic community core and mill sites.

Design: The structure retains high integrity of design through preservation of its essential cross-gabled massing, side wing configuration, porch arrangement, and overall architectural composition that conveys both its mid-19th-century origins and its evolution through the Mettler family ownership period.

Materials: The building demonstrates exceptional integrity of materials, with original wood clapboard siding and wood sash windows with wavy glass remaining intact and authentic to the 1850s construction period. The replacement metal

shake roofing provides appropriate weather protection while maintaining compatible architectural character. This preservation of authentic mid-19th-century siding and windows is extraordinarily rare and significantly enhances the building's historical and educational value.

Workmanship: The structure exhibits good integrity of workmanship, with quality mid-19th-century construction techniques evident in the building's enduring structural stability, complex massing, and successful integration of multiple building periods and functions.

Setting: The building retains excellent integrity of setting within the historic Flat Rock community core, maintaining its relationship to the river, mill sites, and surrounding residential development that reflects the established community context created during the Vreeland and Mettler family periods.

Feeling: The building successfully conveys the feeling of mid-19th-century residential and commercial integration through its substantial scale, complex massing, and continued residential function that evokes the family-business relationships that characterized 19th-century industrial communities.

Association: The building maintains exceptionally strong associative links with both the Vreeland founding family and the Mettler industrial family, serving as the most tangible surviving connection to the community's founding period and its crucial 19th-century industrial development under family leadership.

This property significantly exceeds the National Register threshold for contributing status and represents not only the most historically significant but also the most architecturally intact mid-19th-century residential building within the proposed Flat Rock Historical District. The structure's exceptional integrity across all seven aspects of evaluation, combined with its irreplaceable historical associations and outstanding preservation of original materials including wood siding and wavy glass windows, establish it as an anchor property of exceptional importance that justifies and enhances the entire district's significance.

The preservation of original wood siding and wavy glass windows from the 1850s period makes this property invaluable for understanding mid-19th-century construction practices and material culture. Such authentic material survival is extraordinarily rare and places this building among the most significant architectural resources in southeastern Michigan for documenting 1850s residential construction techniques and craftsmanship standards. The compatible replacement roofing maintains the building's architectural character while providing necessary weather protection.

The building's circa 1850 construction date and continuous occupation through the 1920s span the entire early period of the district's significance, providing unique documentation of community development from founding through the transitional decades that would prepare Flat Rock for Henry Ford's industrial expansion. The possible integration of mill office functions within the residential structure represents a rare surviving example of the family-business integration that characterized successful 19th-century industrial communities.

The property's current restoration and maintenance demonstrate community recognition of its exceptional historical importance while ensuring its preservation for future generations. The building serves as an irreplaceable educational and interpretive resource that enables understanding of Flat Rock's development from Michael Vreeland's 1834 village establishment through the sustained industrial leadership that maintained community prosperity and identity during the crucial transitional decades of the late 19th and early 20th centuries.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A, B, and C, with exceptional significance warranting recognition as the district's most historically important residential property and a key interpretive resource for understanding community development throughout the early 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_094_03_0282_001; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26110 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0195_000 Lot 194 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0962567	Long: -83.2886926			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1954
Architectural Style	Ranch/Minimal Traditional
Building Form	One-story rectangular ranch house with front porch
Roof Form	Side-gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Concrete block
Window Materials	Replacement windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1920-1975(Late period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Current/Common Name	26110 Ypsilanti			
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	25 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26110 Ypsilanti St represents a significant example of 1954 Ranch residential architecture that documents Flat Rock's continued suburban development during the peak prosperity period of the mid-1950s when the community was experiencing sustained growth under the continued success of Henry Ford's Village Industries program. Constructed in 1954, this one-story dwelling embodies the mature Ranch style that had become the dominant American residential architectural form, reflecting both standardized construction practices and the lifestyle preferences that characterized post-war suburban development throughout the United States.

The building exhibits the characteristic massing and design elements of mid-1950s Ranch architecture, featuring a low-profile rectangular plan with side-gabled roof configuration that creates the horizontal emphasis and ground-hugging appearance essential to the Ranch aesthetic. The structure's generous single-story footprint demonstrates the spatial generosity that had become standard during the 1950s prosperity period, when families could afford larger homes with specialized interior spaces and the open floor plans that distinguished Ranch houses from earlier residential types that emphasized vertical organization and compartmentalized room arrangements.

The structure's front porch addition creates covered outdoor living space while demonstrating contemporary adaptations to Ranch design that enhanced the style's emphasis on indoor-outdoor integration and informal family living patterns. The porch configuration reflects the continuing evolution of Ranch architecture during the mid-1950s, when builders and homeowners sought to combine the style's horizontal emphasis with traditional residential amenities that provided sheltered outdoor space and enhanced street presence within established neighborhood contexts.

The side-gabled roof system creates the low, spreading profile that defines Ranch architecture while providing practical advantages including simplified construction methods, efficient interior space utilization, and the unified roofline that enhanced the building's integration with landscape settings. The roof configuration reflects the mature development of Ranch design principles during the mid-1950s, when architects and builders had perfected the style's essential characteristics while adapting them to regional construction practices and climate requirements.

The building has undergone material alterations including vinyl siding installation and window replacement, though these changes have preserved the structure's essential proportional relationships and architectural character. The underlying architectural framework remains clearly evident, with original massing, roofline, and fenestration pattern intact and conveying the building's 1954 design intentions and historical significance within Flat Rock's post-war suburban development narrative.

The fenestration pattern demonstrates the Ranch style's emphasis on horizontal window arrangements and picture windows that maximized natural lighting while creating visual connections between interior and exterior spaces. The window placement reflects the 1950s preference for informal room arrangements and flexible interior spaces that could accommodate changing family activities and lifestyle patterns, illustrating the Ranch style's successful integration of modern convenience with traditional residential functionality.

The building's positioning and relationship to Ypsilanti Street demonstrate the suburban residential planning principles that characterized mid-1950s development, emphasizing automobile access, private outdoor space, and integration with established neighborhood patterns while maintaining the community scale that distinguished Flat Rock from larger suburban developments. The generous setback and lawn areas reflect the community planning standards that enabled families to create private residential environments while participating in established neighborhood social structures.

The property's continued residential use and apparent maintenance demonstrate the enduring appeal of Ranch design and its successful adaptation to contemporary family needs. The building's evolution through material updates while maintaining essential architectural character illustrates the practical approach to residential preservation that enables mid-century houses to remain functional and attractive while preserving their essential historical and architectural significance within the context of neighborhood development and community continuity.

History of the Resource

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

In November 1955, Henry F. Diekman resided at 26110 Ypsilanti St.¹ In 1971, Gertrude Gibbons resided at 26110 Ypsilanti Street.² The Dunne and Gittler Families have also resided at 26110 Ypsilanti.³

Statement of Significance/Recommendation of Eligibility

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

The residence at 26110 Ypsilanti St is recommended as a **CONTRIBUTING** resource to the proposed Flat Rock Historical District. This recommendation is based on the property's significant role in documenting Flat Rock's post-war suburban development during the mid-1950s prosperity period, its representative value as an example of mature Ranch architecture, and its retention of sufficient historic integrity to convey its architectural and community planning significance despite material alterations.

Criterion A - Community Planning and Development: This property holds significant importance for understanding Flat Rock's residential evolution during the crucial mid-1950s period when the community was experiencing peak prosperity and had fully embraced post-war suburban development patterns that emphasized modern residential convenience and automobile-oriented planning. Constructed in 1954, the building represents the type of contemporary family housing that documented the community's successful adaptation to post-war demographic changes and economic prosperity while maintaining the residential quality and community character that distinguished Flat Rock from larger suburban developments.

The building's 1954 construction date places it within the critical late period of the district's significance, when Flat Rock was demonstrating the community planning success that enabled sustained residential growth while preserving small-town identity and neighborhood stability. The property illustrates how the community successfully integrated national suburban development trends with local planning standards that maintained community character while accommodating modern lifestyle preferences and housing technology.

Criterion C - Architecture: The building contributes architectural significance as a representative example of mid-1950s Ranch residential design that demonstrates the mature development of Ranch architectural principles during the peak period of the style's popularity and widespread adoption throughout American suburban communities. The structure represents the successful standardization of Ranch design elements that enabled efficient residential construction while providing attractive family housing that combined modern convenience with traditional residential values and community integration.

The building's architectural significance extends to its documentation of residential design evolution during the mid-1950s, when Ranch architecture had become the dominant suburban residential form and builders had perfected the integration of style elements with practical construction methods and modern building technology. The horizontal emphasis, efficient planning, and landscape integration demonstrate the design principles that made Ranch architecture both economically successful and aesthetically appealing to post-war families seeking modern residential environments.

Integrity Assessment

Location: The building maintains complete integrity of location, remaining on its original site since 1954 construction within the established Ypsilanti Street residential corridor.

Design: The structure retains high integrity of design through preservation of its essential Ranch massing, side-gabled roof configuration, horizontal emphasis, and overall architectural composition. The building clearly conveys the design intentions of mid-1950s Ranch residential architecture despite surface material changes.

Materials: The building has experienced material alterations through vinyl siding installation and window replacement. However, the underlying structural system and architectural framework remain intact, preserving the building's essential form and proportional relationships that define its Ranch character.

Workmanship: Original construction details have been largely obscured by modernization efforts, though the building's solid proportions and enduring structural integrity suggest competent 1950s construction practices typical of quality Ranch residential development.

¹ Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

² "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Setting: The building retains excellent integrity of setting within Ypsilanti Street's residential corridor, maintaining its relationship to the street, surrounding neighborhood context, and landscape integration that reflects the suburban planning principles established during Flat Rock's mid-1950s development.

Feeling: Despite material alterations, the building successfully conveys the feeling of mid-1950s Ranch residential development through its horizontal emphasis, generous scale, and continued residential function within the historic neighborhood context that characterized post-war suburban growth.

Association: The building maintains strong associative links with Flat Rock's post-war suburban development and the community's adaptation to mid-1950s prosperity and residential modernization that characterized the final phase of the district's period of significance.

This property meets the National Register threshold for contributing status within the Flat Rock Historical District. While the building has undergone material alterations typical of long-term residential ownership, it retains the essential design characteristics necessary to convey its historical significance within the community's post-war suburban development narrative. The structure's 1954 construction date places it within the critical late period of the district's significance, documenting Flat Rock's continued prosperity and residential modernization during the peak years of post-war suburban expansion.

The building represents an important property type - mid-1950s Ranch housing - that documents the community's successful adaptation to national suburban development trends while maintaining residential quality and community character that distinguished Flat Rock's growth from more utilitarian suburban developments. The structure's survival and continued residential use demonstrate the quality of 1950s construction practices and the enduring appeal of Ranch design principles in providing functional family housing.

The property's contribution to understanding Flat Rock's post-war residential development patterns and architectural evolution during the critical mid-1950s period outweighs the impact of material alterations. The building's retention of essential architectural form and its documentation of mature Ranch residential construction make it a valuable contributing resource that enhances the district's ability to convey the full temporal scope of community development through the late period of significance ending in 1972.

CONTRIBUTING to the Flat Rock Historical District, meeting SHPO compliance standards for National Register eligibility as part of a historic district under Criteria A and C.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0195_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26120 Ypsilanti Street [515 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0194_000 Lot 194 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096331		Long: -83.2888279		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Vernacular Cottage
Building Form	1.5 story rectilinear
Roof Form	Front-gabled w/side dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Stone with concrete block additions
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒
Feeling ☒	Association ☒			
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	26120 Ypsilanti			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

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

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 [address] is a one-and-one-half story front-gabled vernacular cottage constructed in 1920, among the earliest dwellings within the proposed Flat Rock Historical District's period of significance. The building is rectilinear in plan with a front-gabled roof covered in asphalt shingles. Side dormers with their own gabled roofs punctuate the side elevations, providing light and headroom to the upper half story.

The primary facade features an enclosed entry vestibule that projects from the front gable end, sheltering the main entrance. This enclosure appears to be a later addition that has modified the building's original front elevation. The vestibule has its own shed roof and is clad in the same vinyl siding as the main body of the house.

The exterior walls are clad in vinyl siding over what is likely original wood clapboard. The siding is painted a light blue-gray color. The foundation is stone — consistent with the 1920 construction date — with concrete block additions that indicate foundation repairs or modifications undertaken at a later period. Fenestration consists of replacement double-hung sash windows throughout. Window openings appear to maintain their original proportions and spacing on the side elevations.

A detached garage is located to the side and rear of the property, accessed by a driveway along the side elevation. The lot is compact and well maintained.

The building has undergone multiple material alterations including vinyl siding over original cladding, replacement windows, concrete block foundation additions, and the enclosed entry vestibule. These cumulative changes have diminished the dwelling's material integrity. However, the original one-and-one-half story form, front-gabled roof profile, side dormers, and rectilinear massing remain intact and legible as a 1920 vernacular cottage.

History of the Resource

Provide information on previous owners, land use, 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, Harold & Grace Law and son were living at 515 Ypsilanti St., and Harold was employed as an Operator for the Telegraph.¹ In 1939, Waid & Frances Cleland and family were living at 26120 Ypsilanti.² In 1940, Ward & Francis Cleland and family were living at 26120 Ypsilanti St., and Waid was employed as a tool & die maker for an auto factory.³ In 1950, Waid & Frances Cleland and children resided at 26120 Ypsilanti; and Waid worked as Tool & Die maker for an Auto Parts Manufacturer.⁴ In 1950, Joseph W. & Mary Lou Tennier and children resided at 26120 Ypsilanti; and Joseph worked as a Welder for an Auto Parts Manufacturer.⁵ In 1971, Waid Clelland resided at 26120 Ypsilanti Street.⁶

Statement of Significance/Recommendation of Eligibility

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

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

Evaluation Under National Register Criteria:

1 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 181, family 198, for Harold & Grace Law and son; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 456 of 1148; United States. National Archives and Records Administration.

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

3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, for Ward & Francis Cleland and family; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 21 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 6, dwelling 51, for Waid & Frances Cleland and children; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 7 of 58; 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 6, dwelling 52, for Joseph W. & MaryLou Tennier and children; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

6 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

The property contributes to the district's significance under Criterion A as an example of the residential development that predated Henry Ford's arrival in Flat Rock. Constructed in 1920, two years before Ford acquired the mill site and water power rights on the Huron River, the dwelling documents the existing residential community that was in place before the Village Industries program transformed the area. The modest vernacular cottage form reflects the practical, affordable housing that characterized Flat Rock as a small agricultural and milling village prior to industrialization. The property does not meet Criterion C individually; multiple material alterations and the enclosed vestibule addition have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains fair to good integrity of design. The front-gabled roof profile, side dormers, one-and-one-half story massing, and rectilinear plan remain legible. The enclosed entry vestibule has modified the original primary facade.

Materials: The building has diminished integrity of materials. Vinyl siding has replaced the original exterior cladding, replacement windows have been installed throughout, and concrete block has been added to supplement or repair the original stone foundation. These cumulative alterations have substantially reduced the dwelling's material authenticity. The original stone foundation, where it survives, is the most significant remaining original material visible on the exterior.

Workmanship: The property has diminished integrity of workmanship. The vinyl siding, replacement windows, and vestibule addition obscure original construction details and finishing techniques.

Setting: The building retains good integrity of setting within the residential neighborhood, maintaining its relationship to the street and the surrounding residential context.

Feeling: The property retains adequate integrity of feeling as a modest early twentieth-century cottage. Despite material alterations, the building's scale, front-gabled form, and compact lot convey the character of Flat Rock's pre-industrial residential fabric.

Association: The building maintains clear integrity of association with Flat Rock's pre-Village Industries residential community, as one of the dwellings that constituted the village before Ford's transformative investment.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1920 construction date places it among the earliest dwellings within the period of significance and documents the residential community that existed before Ford's arrival. Material alterations have reduced integrity in three of seven aspects — materials, workmanship, and design — but the building retains sufficient integrity in location, setting, feeling, and association to contribute to the district in a context where its value lies in documenting the pre-industrial residential pattern rather than in individual architectural merit. The survival of the original stone foundation and the legibility of the front-gabled vernacular form support its contributing status.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0194_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26152 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel	#58 094 03 0191 000				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0965661	Long: -83.2893615			
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1930
Architectural Style	Minimal Traditional
Building Form	One-story house with side addition
Roof Form	Side-gabled main block with additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original material
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Attached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	George & Della Pigion House			
Current/Common Name	26152 Ypsilanti			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	25 Sep 2025	Recorded By	Lesley GillilandHarkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26152 Ypsilanti St represents a significant example of 1930 Minimal Traditional residential architecture that documents Flat Rock's continued residential development during the crucial transition period between the community's early prosperity decade and the later industrial expansion that would follow Henry Ford's Village Industries program. Constructed in 1930, this one-story dwelling with side addition embodies the simplified architectural approach that emerged during the late 1920s and early 1930s as builders sought to provide attractive, economical housing that combined traditional residential character with streamlined construction methods and reduced decorative elaboration.

The building exhibits the characteristic massing and design elements of Minimal Traditional architecture, featuring a straightforward side-gabled main block with integrated additions that demonstrate the practical approach to residential expansion and spatial accommodation that characterized Depression-era construction. This architectural evolution reflects both the economic constraints that influenced building practices during the early 1930s and the adaptability of modest residential design to accommodate changing family needs and spatial requirements through incremental additions and modifications.

The structure's one-story configuration demonstrates the practical residential planning that characterized early 1930s construction, when builders emphasized efficient use of interior space and simplified construction methods that could provide dignified family housing within economic constraints imposed by changing economic conditions. The building's substantial footprint and multiple connected sections illustrate the incremental development patterns that enabled families to expand their residential accommodation while maintaining established neighborhood contexts and property relationships.

The building has undergone material alterations including vinyl siding installation and window replacement, though the underlying architectural framework and essential spatial organization remain clearly evident. The structure retains its original massing relationships, roofline configurations, and overall composition that convey the building's 1930 design intentions and its subsequent evolution through family accommodation needs and changing residential requirements over multiple decades of continuous occupation.

The prominent front porches that extend across multiple sections of the building create generous covered outdoor living spaces while demonstrating the continuing importance of porch amenities in residential design during the early 1930s. The porch configurations reflect the adaptation of traditional residential planning principles to simplified construction methods, providing both functional shelter and welcoming street presence that contributed to neighborhood social interaction and community character development.

The fenestration pattern demonstrates the Minimal Traditional emphasis on functional window arrangement and simplified opening configurations that served practical lighting and ventilation requirements while maintaining appropriate residential character and architectural dignity. The window placement creates balanced compositions across the building's multiple sections while reflecting the period's preference for standardized building components and economical construction methods that could provide quality residential environments within modest budgets.

The building's positioning and relationship to Ypsilanti Street demonstrate the residential planning principles that characterized Flat Rock's development during the early 1930s, when the community was maintaining established neighborhood patterns while adapting to changing economic conditions and demographic pressures. The generous setback and mature landscaping reflect the community planning standards that enabled families to create stable residential environments while participating in established social and economic networks.

The property's continued residential use and apparent maintenance demonstrate the enduring practicality of Minimal Traditional design and its successful adaptation to contemporary family needs through both material updates and spatial modifications. The building's evolution through incremental additions and improvements illustrates the flexibility inherent in well-designed modest residential architecture and its capacity to accommodate changing family requirements while maintaining essential neighborhood character and community integration.

History of the Resource

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

In 1930, Della Flower and son were living at 501 Ypsilanti St.¹ In 1939, George & Della Pidgeon were living at 26152 Ypsilanti.² In 1940, George & Della Pigion were living at 25152 Ypsilanti St., and George was employed as a mill wright for the quarry.³ In 1950, George & Della Pigion resided at 26152 Ypsilanti; and George worked as a Master Mechanic for the Chemical Plant.⁴ In 1971, George Pigion resided at 26152 Ypsilanti Street.⁵

Statement of Significance/Recommendation of Eligibility

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

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

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of residential construction during the peak years of Ford's Lamp Factory operations in Flat Rock. Constructed in 1930, the dwelling was built when factory employment had reached its height of 1,200 workers, production was running at 500,000 headlights per month, and Ford wages were circulating over \$500,000 annually through the local economy. The Minimal Traditional form — a simplified, economical approach to residential design that stripped away the decorative elements of earlier styles in favor of compact, practical housing — reflects the transition in American residential architecture from the Craftsman and Colonial Revival designs of the 1920s toward the plainer, more functionally oriented forms that would dominate the 1930s and 1940s.

The property does not meet Criterion C at the level of individual distinction. The Minimal Traditional style is by definition modest and unadorned, and material alterations including vinyl siding, replacement windows, and additions have further diminished the building's ability to convey its original architectural character. Its value lies in its contribution to the district's residential fabric as a representative type rather than as an individually significant design.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site within the Ypsilanti Street residential corridor.

Design: The property retains fair to good integrity of design. The essential Minimal Traditional massing and side-gabled roof configuration remain legible, but additions have modified the building's original footprint and altered the spatial relationships of the original design.

Materials: The building has diminished integrity of materials. Vinyl siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. The additions introduce materials and construction methods from later periods. These cumulative alterations have substantially reduced the dwelling's material authenticity.

Workmanship: The property has diminished integrity of workmanship. Original construction details have been largely obscured by the vinyl siding, replacement windows, and additions.

Setting: The building retains excellent integrity of setting within the Ypsilanti Street residential corridor, maintaining its relationship to the street and surrounding neighborhood context.

1 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 182, family 199, for Della Flower and son; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731>) : accessed 27 July 2025), FHL# 004951268, Image 456 of 1148; United States. National Archives and Records Administration.

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

3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9A, for George & Della Pigion ; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79>) : accessed 27 July 2025), FHL# 005461710, Image 21 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 6, dwelling 53, for George & Della Pigion ; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-4?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45>) : accessed 27 July 2025), FHL#108990835, image 7 of 58; United States. National Archives and Records Administration.

5 "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: The property retains adequate integrity of feeling as a modest early 1930s residence. Despite material alterations and additions, the building's scale and relationship to its lot convey the character of the practical, economical housing that Flat Rock's Ford-era workforce occupied.

Association: The building maintains clear integrity of association with the residential development that characterized Flat Rock during the peak years of Lamp Factory operations.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1930 construction date falls within the period of significance, and the building represents the residential development that Ford's peak-era industrial wages supported. Material alterations and additions have reduced integrity in three of seven aspects — materials, workmanship, and design — more substantially than many other residential properties in the district. However, the building retains sufficient integrity in location, setting, feeling, and association to contribute to the district's significance in a district context, where individual properties are evaluated for their collective ability to convey the patterns of historical development rather than for their individual architectural merit. The Minimal Traditional form, even as altered, remains legible as early 1930s worker housing within the Ford Village Industries community.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number #58 094 03 0191 000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26228 Ypsilanti Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0188_000 Lot 188 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0969894	Long: -83.289867	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1952
Architectural Style	Ranch
Building Form	One-story rectangular ranch house
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete
Window Materials	Replacement windows
Window Type	Double-hung sash, picture windows
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1952-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26228 Ypsilanti			
Historic/Original Owner	Kurtzel Family			
Historic Building Use	Single family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The residence at 26228 Ypsilanti St represents an excellent example of 1952 Ranch residential architecture that documents Flat Rock's full embrace of post-World War II suburban development patterns during the peak prosperity period of the early 1950s. Constructed in 1952, this one-story brick dwelling embodies the mature Ranch style that had become the dominant American residential architectural form, reflecting both the standardized construction practices and elevated material standards that characterized post-war suburban development when economic prosperity enabled families to invest in quality permanent housing with modern conveniences and architectural distinction.

The building exhibits the characteristic massing and design elements of classic Ranch architecture, featuring a low-profile rectangular plan with hip roof configuration that creates the horizontal emphasis and ground-hugging appearance essential to the Ranch aesthetic. The structure's generous single-story footprint demonstrates the spatial generosity that had become standard during the early 1950s prosperity period, when families could afford larger homes with specialized interior spaces, open floor plans, and the indoor-outdoor integration that distinguished Ranch houses from earlier residential types that emphasized vertical organization and formal room arrangements.

The structure's most distinctive character-defining feature is its high-quality brick veneer construction that demonstrates both the elevated material standards available during the early 1950s and the period's preference for permanent, low-maintenance exterior materials that would preserve their appearance and value over extended periods. The brick construction reflects the economic prosperity and building quality that characterized substantial residential development during the post-war boom, when families could afford superior construction materials and craftsmanship that provided both immediate architectural distinction and long-term residential value.

The hip roof system creates the low, spreading profile that defines Ranch architecture while providing practical advantages including simplified construction methods, efficient water drainage, and the unified roofline that enhanced the building's integration with landscape settings. The roof configuration reflects the mature development of Ranch design principles during the early 1950s, when architects and builders had perfected the style's essential characteristics while adapting them to regional construction practices and quality standards that emphasized both architectural sophistication and construction durability.

The fenestration pattern demonstrates the Ranch style's emphasis on horizontal window arrangements and picture windows that maximized natural lighting while creating visual connections between interior and exterior spaces. The window placement reflects the early 1950s preference for informal room arrangements and flexible interior spaces that could accommodate modern family lifestyle patterns, illustrating the Ranch style's successful integration of contemporary convenience with traditional residential functionality and neighborhood integration.

The building's positioning and relationship to Ypsilanti Street demonstrate the suburban residential planning principles that characterized early 1950s development, emphasizing generous setbacks, private outdoor space, and automobile accommodation while maintaining integration with established neighborhood patterns and community character. The property includes a detached garage that reflects the period's approach to automobile accommodation through separate structures that provided vehicle storage while maintaining the clean architectural lines of the main residence.

The property's continued residential use and exceptional maintenance demonstrate the enduring appeal of Ranch design and its successful adaptation to contemporary family needs. The building's preservation of original materials and design elements illustrates the value of maintaining authentic Ranch architecture while accommodating contemporary residential requirements through sensitive stewardship rather than substantial alteration, enhancing both individual property value and neighborhood character preservation.

The structure's integration with mature landscaping and well-maintained grounds demonstrates the Ranch style's successful relationship with landscape design and the suburban planning principles that enabled families to create private residential environments while participating in established neighborhood social structures and community identity formation.

History of the Resource

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

Walter and Larry Kurtsek resided at 26228 Ypsilanti in March 1959.¹ In 1961, Walter Kurtsek resided at 26228 Ypsilanti Street.² Karen J. Donnelly resided at 26228 Ypsilanti from 1985-2020.³

Statement of Significance/Recommendation of Eligibility

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

This one reads like it was written by a real estate agent. A 1952 brick ranch on Ypsilanti Street is a solid contributing resource — good integrity since the brick means no siding alteration — but "exceptional significance," "outstanding integrity of workmanship," and "one of the finest examples" are not language that belongs on a form for a standard postwar ranch house. SHPO reviewers will roll their eyes and it undermines the credibility of the rest of your nomination. Here's the rewrite:

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

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the postwar residential development that characterized Flat Rock during the early 1950s. Constructed in 1952, the dwelling was built two years after the Lamp Factory ceased production and operations moved to Monroe, during a period when Flat Rock was transitioning from a Ford company town to a community sustained by successor industries — the Moynahan Bronze Company occupied the former Lamp Factory from 1951 — and by the broader postwar suburban growth of the downriver Detroit metropolitan area. The brick ranch form reflects the national shift toward single-story, automobile-oriented residential design that dominated American suburban construction in the 1950s, adapted here to Flat Rock's established residential streetscape along Ypsilanti Street.

The property does not meet Criterion C at the level of individual distinction. The brick ranch is a well-executed example of its type but does not exhibit the unusual features, exceptional design quality, or architectural innovation that would distinguish it from the thousands of similar ranch houses built across southeastern Michigan during this period. Its architectural value lies in its contribution to the district's residential fabric as a representative type rather than as an individually significant design.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site within the Ypsilanti Street residential corridor.

Design: The property retains excellent integrity of design. The ranch massing, hip roof, horizontal emphasis, and overall composition remain intact and clearly express the building's early 1950s residential design.

Materials: The building retains strong integrity of materials. The original brick veneer is intact, eliminating the most common alteration — siding replacement — that has affected many other residential properties in the district. Roofing materials appear to be maintained replacements consistent with the original type.

Workmanship: The property retains good integrity of workmanship. The brickwork, roof construction, and overall execution reflect competent early 1950s residential building practices.

Setting: The building retains excellent integrity of setting within the Ypsilanti Street residential corridor, maintaining its relationship to the street and the surrounding neighborhood context. The detached garage and landscape integration are consistent with the early 1950s development pattern.

Feeling: The property retains strong integrity of feeling as an early 1950s suburban residence. The brick construction, horizontal massing, and well-maintained condition convey the character of postwar residential development in Flat Rock.

Association: The building maintains clear integrity of association with the postwar residential growth that characterized Flat Rock's transition from a Ford Village Industries community to a maturing suburban municipality in the early 1950s.

Historic District Recommendation:

¹ Records of U.S. Defense Bonds [sold through the bank at Flat Rock, Michigan from 1950-1962], "arranged chronologically by denomination, unpaginated ledger, for purchase of Series E bond (\$25.00) by Larry and Walter Kurtsek on March 16, 1959; ledger book located in the Archival Collections of the Flat Rock Historical Society, Flat Rock, Michigan.

² "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1960-61) p. 44, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ Ancestry.com. U.S., Index to Public Records, 1994-2019 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

This property should be classified as contributing to the Flat Rock Historical District. The 1952 construction date falls within the period of significance, and the building represents the postwar phase of residential development that continued Flat Rock's growth after the Lamp Factory's closure. The brick veneer construction gives this property stronger material integrity than many other residential resources in the district that have been altered with aluminum or vinyl siding. The building retains good to excellent integrity across all seven aspects, making it one of the more intact mid-century residential properties within the proposed district boundaries.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0188_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26242 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0187_000 Lot 187 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0971535		Long: -83.2899663		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1920
Architectural Style	Craftsman Bungalow
Building Form	1.5 story house w/ front dormer and wraparound porch
Roof Form	Catslide with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vertical Wood & Aluminum
Foundation Materials	Concrete/stone
Window Materials	Aluminum
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture			
Period(s) of Significance	1920-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Siding/Windows	Moved ☐ Date(s):
Current/Common Name	26242 Ypsilanti			
Historic/Original Owner	Robert & Sylvia Johnson			
Historic Building Use	Single family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local Builder			

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26242 Ypsilanti Street is a one-and-one-half story Craftsman bungalow constructed in 1920, featuring a distinctive catslide roof form with a prominent front dormer and a wraparound porch. The dwelling is among the earliest residential properties within the proposed Flat Rock Historical District's period of significance.

The roof is the building's most prominent architectural feature. The catslide configuration extends the rear roof slope down to the first-floor level, creating an asymmetrical profile that maximizes interior space within the half story while giving the dwelling a low, ground-hugging appearance characteristic of the Craftsman idiom. A large front dormer with its own gabled roof punctuates the front slope, providing light and headroom to the upper level. The roof is covered in asphalt shingles.

A wraparound porch extends across the full width of the primary facade and continues along one side elevation, supported by simple columns. The porch is the building's primary social feature, providing sheltered outdoor living space on two exposures — a generous treatment that is less common than the standard front-only porch on bungalows of this period and adds considerable architectural distinction. The porch roof is integrated into the main roof structure.

The exterior walls are clad in a combination of vertical wood and aluminum siding. The vertical wood treatment, visible in the dormer gable and possibly elsewhere, may represent original or early material. The aluminum siding on the main body of the house is a later alteration replacing what was likely original wood clapboard. The combination of the two materials suggests a partial re-siding campaign that did not extend to all surfaces. The foundation is concrete and stone, consistent with residential construction practices of the period.

Fenestration consists of aluminum replacement double-hung sash windows. The window openings appear to maintain their original proportions and spacing, with the dormer featuring a pair of windows that provide light to the upper level and the first floor displaying a regular pattern of window openings consistent with Craftsman bungalow design.

A detached garage is located at the rear of the property. The lot is well maintained with mature landscaping and foundation plantings that enhance the dwelling's setting.

The building has undergone material alterations including partial aluminum siding application and replacement windows. However, the property's most significant architectural features — the catslide roof form, front dormer, and wraparound porch — are structural elements that these surface alterations have not compromised. The overall Craftsman bungalow character, massing, and distinctive roofline remain clearly legible.

History of the Resource

Provide information on previous owners, land use, 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, Arthur & Gladys Busick and family were living at 415 Ypsilanti St., and Arthur was employed as a Brakeman for the Railroad.¹ In 1939, Robert & Sylvia Johnson were living at 26242 Ypsilanti.² In 1939, Jennie Stuck were living at 26242 Ypsilanti.³ In 1940, Robert & Sylvia Johnson were living at 26242 Ypsilanti St., and Robert was employed as a carpenter.⁴ In 1950, Edmund & Helen Schafer and daughter resided at 26242 Ypsilanti; and Edmund worked as a contractor for the electric power plant.⁵ In 1971, Edmund Schafer resided at 26242 Ypsilanti Street.⁶

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture, with potential for individual eligibility.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as an example of the residential development that predated Henry Ford's arrival in Flat Rock. Constructed in 1920, two years before Ford acquired the mill site and water power rights on the Huron River, the dwelling documents the established residential community that existed before the Village Industries program transformed the area. The substantial Craftsman bungalow form with its wraparound porch indicates a middle-class household that invested in quality housing with architectural ambition, demonstrating that Flat Rock possessed stable residential neighborhoods prior to industrialization.

The property meets Criterion C as a distinctive example of Craftsman bungalow architecture with two uncommon features that together elevate it above typical bungalow construction of the period. The catslide roof — in which the rear slope extends down to the first-floor level — is an unusual configuration in residential architecture that demonstrates sophisticated design intent and skilled carpentry. The wraparound porch, extending across both the front and side elevations, is a generous treatment uncommon on bungalows of this scale. The combination of catslide roof and wraparound porch on a single dwelling is rare and produces a building of distinctive architectural character. These are structural features that survive intact regardless of surface material alterations.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site within the Ypsilanti Street residential corridor.

Design: The property retains excellent integrity of design. The catslide roof form, front dormer, wraparound porch, and overall Craftsman bungalow massing remain fully intact. These are the building's character-defining features and they are uncompromised.

Materials: The building has diminished integrity of materials. Aluminum siding has been applied to portions of the exterior, and replacement aluminum windows have been installed. Vertical wood siding survives in the dormer gable and possibly elsewhere, suggesting the original cladding may be partially intact beneath or alongside the aluminum. The roof, porch structure, dormer framing, and foundation retain original or early material. The alterations are reversible.

Workmanship: The property retains good integrity of workmanship. The catslide roof construction, dormer integration, and wraparound porch framing demonstrate skilled carpentry characteristic of Craftsman-era building practices. The aluminum siding obscures some original exterior finishing details but does not affect the structural craftsmanship.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9B, dwelling 184, family 201, for Arthur & Gladys Busick and family; NARA microfilm publication T626, roll 1030; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-DX?cat=1036363&i=455&lang=en&cc=1810731>; accessed 27 July 2025), FHL# 004951268 Image 456 of 1148; United States. National Archives and Records Administration.

² [Anonymous], Flat Rock Residential Directory, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

⁴ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9A, for Robert & Sylvia Johnson ; NARA microfilm publication T627, roll 1825; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-L9M1-VW9X?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 21 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 71, dwelling 37, for Edmund & Helen Schafer and daughter; NARA Identifier #306578863; **imaged**, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-1?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 49 of 58; United States. National Archives and Records Administration.

⁶ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Setting: The building retains excellent integrity of setting within the residential neighborhood along Ypsilanti Street, with mature landscaping and foundation plantings enhancing the dwelling's historic character.

Feeling: The property retains strong integrity of feeling as a substantial 1920 Craftsman bungalow. The distinctive roofline, wraparound porch, and well-maintained condition convey the character of quality residential construction in Flat Rock before the Ford era.

Association: The building maintains clear integrity of association with Flat Rock's pre-Village Industries residential development and the established community that provided the foundation for subsequent industrial growth.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1920 construction date places it among the earliest dwellings within the period of significance. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains strong to excellent integrity in the remaining five — location, design, setting, feeling, and association. The catslide roof and wraparound porch, which are the primary basis for Criterion C significance, are structural elements unaffected by the surface alterations.

The combination of the catslide roof form and wraparound porch — both uncommon features individually, and rare in combination — warrants consideration for individual National Register eligibility under Criterion C.

CONTRIBUTING status within the Flat Rock Historical District, with potential for individual eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0187_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26256 Ypsilanti Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0186_000 Lot 186 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097278	Long: -83.2901448	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	ca. 1948
Architectural Style	Vernacular Cottage
Building Form	1.5 story Rectilinear
Roof Form	Front-gabled w/ porch
Roof Materials	Metal roofing
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete/stone
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes ☒ No ☐
Number/Type:	1/ Detached Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry, Social History			
Period(s) of Significance	1948-1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒ siding	Moved ☐	Date(s):
Current/Common Name	26256 Ypsilanti			
Historic/Original Owner	Charles Vreeland			
Historic Building Use	Multi family residence			
Current Building Use	Single family residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26256 Ypsilanti is a one-and-one-half story front-gabled vernacular cottage constructed ca. 1948 during the postwar period of Flat Rock's residential development. The dwelling is rectilinear in plan with a front-gabled roof covered in standing-seam metal roofing, a later replacement that has altered the building's original roof appearance. A small open front porch shelters the primary entrance on the gable end.

The exterior walls are clad in aluminum siding, a later alteration replacing what was likely original wood clapboard. The siding is painted a blue-gray color. The front gable face is also clad in aluminum siding with no decorative treatment. Fenestration consists of replacement double-hung sash windows of modern manufacture. The primary facade features a window to one side of the entrance, and the visible side elevation has windows at both the first-floor and half-story levels. The half-story windows are set into the gable end, indicating finished living space in the upper level. The foundation is concrete and stone, visible at grade, consistent with immediate postwar residential construction practices.

A detached garage is located to the rear of the property. The lot contains mature trees that partially screen the dwelling.

The building has undergone multiple material alterations including the application of aluminum siding, installation of replacement windows, and replacement of the original roof with standing-seam metal. These changes have diminished the dwelling's material integrity, though the original form, massing, front-gabled roof profile, and one-and-one-half story proportions remain intact and legible as a late 1940s vernacular cottage.

History of the Resource

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

In 1950, Robert & Mary Lou Cornwell resided at 26256 Ypsilanti; and Robert worked at air transport.¹ In 1950, Gust & Irene Pappas resided at 26256 Ypsilanti; and Gust worked as Operator & Manager at Restaurant.² In 1971, Irene Pappas resided at 26256 Ypsilanti Street.³

Statement of Significance/Recommendation of Eligibility

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

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

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the postwar residential construction that characterized Flat Rock's continued growth following World War II. Constructed ca. 1948, the dwelling was built during the final years of the Lamp Factory's operation, when the plant was transitioning from wartime production of head and tail lights for Army trucks, Jeeps, tanks, and armored cars back to civilian automotive lighting. The modest vernacular cottage form reflects the demand for affordable housing in the immediate postwar period, when returning veterans and continued industrial employment sustained residential construction in Flat Rock. The property does not meet Criterion C individually; multiple material alterations have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The front-gabled roof profile, one-and-one-half story proportions, rectilinear plan, and front porch placement remain intact and express the building's late 1940s vernacular cottage form.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, replacement windows have removed original fenestration elements, and standing-seam metal roofing has replaced the original roof material. Three of the building's primary exterior surfaces have been altered. These are common and reversible modifications, but their cumulative effect has substantially reduced the dwelling's material authenticity.

1 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 79, dwelling 38, for Robert & MaryLou Cornwell ; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 57 of 58; United States. National Archives and Records Administration.

2 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 72, dwelling 39, for Gust & Irene Pappas ; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59FM-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 50 of 58; United States. National Archives and Records Administration.

3 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The property has diminished integrity of workmanship. The aluminum siding, replacement windows, and metal roofing obscure original construction details and finishing techniques.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period. The lot with its mature trees and detached garage maintains the character of the mid-twentieth-century residential streetscape.

Feeling: The property retains adequate integrity of feeling as a modest late 1940s working-class cottage. Despite material alterations, the building's scale, form, front-gabled profile, and relationship to its lot convey the character of affordable postwar housing within the district.

Association: The building maintains clear integrity of association with the residential development that characterized Flat Rock during the final years of Ford's Lamp Factory operations and the immediate postwar period.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1948 construction date falls within the period of significance, and the building represents the postwar residential development that sustained the community through the final phase of Lamp Factory operations. Material alterations to siding, windows, and roofing have reduced integrity in two of seven aspects, but the property retains sufficient integrity in location, design, setting, feeling, and association to convey its historical significance within the district context. The retention of the original front-gabled form, one-and-one-half story proportions, and detached garage preserves the essential character of a late 1940s vernacular residential property.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0186_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26268 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0185_000 Lot 185 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.097350		Long: -83.290335		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2016
Architectural Style	Contemporary
Building Form	2 Story Rectilinear
Roof Form	Hip
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	n/a			
Period(s) of Significance	n/a			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Date(s):
Current/Common Name	26268 Ypsilanti Street			
Historic/Original Owner	n/a			
Historic Building Use	n/a			
Current Building Use	Single Family Residence			

Survey Date	29 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 2016 contemporary residential structure is a two-story single-family residence situated on Ypsilanti Street in Flat Rock. The building represents new construction that occurred well outside the district's period of significance, constructed in the mid-2010s when Flat Rock has fully evolved into an established suburban community. The property represents infill development within a historic neighborhood.

The house exhibits contemporary two-story characteristics with a hip roof form accented by a front-facing gable element that creates visual interest and breaks up the roofline. The roof is covered with dark gray asphalt shingles that provide contrast with the lighter siding. The combination of hip and gable forms reflects contemporary residential design preferences for varied rooflines in suburban construction.

The exterior walls are clad in vinyl siding in a light neutral color, which is standard material for contemporary residential construction. The vinyl siding represents current building practices that emphasize low-maintenance materials and reflects contemporary preferences for clean, uniform exterior finishes.

The windows are vinyl-framed units typical of contemporary residential construction. The fenestration includes standard double-hung configurations arranged across both floors. The front facade features a prominent two-story section with windows arranged vertically, creating emphasis on the entrance area. The window types and arrangements reflect current residential design standards and energy efficiency requirements.

The front facade displays a contemporary composition with a two-story entrance projection that creates architectural interest. A covered porch area with posts extends across part of the front facade, providing sheltered outdoor space typical of contemporary residential design that references traditional porch elements. The overall design attempts to fit within the neighborhood context through the use of traditional elements (porch, gabled roof sections) while employing modern proportions and materials.

A single-story wing extends to the left side of the main two-story mass, creating varied building massing typical of contemporary residential design. This wing arrangement provides visual interest and allows for flexible interior floor plans.

The building includes what appears to be a rear garage structure, reflecting contemporary residential expectations for vehicle storage. The property includes contemporary landscaping with young trees and lawn areas typical of recent construction.

The building sits on a poured concrete foundation appropriate for contemporary construction methods. The property shows signs of recent construction with newly established landscaping and modern site improvements including concrete driveways and walkways.

The building's scale, form, and design approach reflect standard contemporary residential construction that attempts to fit within an established neighborhood context through the use of traditional forms while employing modern materials and construction techniques.

History of the Resource

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

The residence at 26268 Ypsilanti was built in 2016, thus is not historical and is classified as a non-contributing resource in the Flat Rock Historical District.

Statement of Significance/Recommendation of Eligibility

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

This 2016 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property represents new construction that occurred well outside the district's period of significance and has no historical associations with the events, patterns, or developments that make the district significant.

Outside Period of Significance: Built in 2016, this house post-dates the Flat Rock Historical District's period of significance by approximately 41 years. The district's period of significance encompasses the community's development from the pioneer period through Ford's Village Industries program and the transition to post-war suburban development (approximately 1890-1975). Construction in 2016 places this property entirely outside this significant period.

Recent Construction: At approximately 9 years old, the building is well below the National Register's typical 50-year threshold for historical significance consideration. The property represents recent construction that lacks any historical perspective for evaluation.

No Historical Association: The building has no historical associations with the events, patterns, or developments that make the Flat Rock Historical District significant. It does not relate to pioneer settlement, Ford's Village Industries program, or the community's unique development patterns that define the district's historical importance.

Contemporary Infill Development: The building represents contemporary infill development within an established historic neighborhood. While it attempts to fit the neighborhood context through the use of some traditional elements (porch, varied rooflines), it is clearly distinguishable as new construction and does not contribute to understanding the district's historical development.

No Contribution to District Character: The building does not contribute to understanding the historical development patterns, architectural character, or unique community planning that defines the Flat Rock Historical District's significance. Its contemporary construction and materials clearly identify it as outside the district's periods of significance.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District and NOT ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0185_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26139 Ypsilanti Street [508 Ypsilanti]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0199_000 Lot 199 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0960668	Long: -83.2896027	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1925
Architectural Style	Craftsman Bungalow
Building Form	1.5 Rectilinear
Roof Form	Catslide with dormer
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Aluminum Replacements
Window Type	Double Hung/Sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1925-1975 (within district's 1920-1975 LATE period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	siding/windows	Moved ☐ Date(s):
Current/Common Name	26139 Ypsilanti			
Historic/Original Owner	Kersten Family Residence			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1925 Craftsman bungalow is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents residential development during the mid-1920s boom period and the early phase of Ford's Village Industries program. The property demonstrates distinctive Craftsman bungalow architecture with an unusual catslide roof form, making it architecturally notable despite material alterations.

The house exhibits distinctive Craftsman bungalow characteristics with an unusual catslide roof configuration. A catslide roof is characterized by one side of the roof extending down to the first floor level, creating an asymmetrical profile that is uncommon in residential architecture. This rear catslide extension creates additional interior space on the first floor while maintaining the bungalow's compact footprint. The front facade features a prominent dormer with its own gable that provides light and headroom to the upper floor living space. The roof is covered with red or rust-colored asphalt shingles that create visual interest and complement the building's color scheme.

The distinctive catslide roof form is the most architecturally significant feature of this property, representing an uncommon roof type that demonstrates sophisticated building design intended to maximize interior space within a modest bungalow form. This roof configuration requires skilled carpentry and represents quality construction typical of mid-1920s Craftsman design.

The exterior walls are currently clad in aluminum siding in a light gray color with red or burgundy-painted trim that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1920s Craftsman construction. Despite the aluminum siding installation, the building's distinctive form and proportions remain clearly visible and the color scheme enhances the Craftsman character.

The windows have been replaced with modern vinyl or aluminum units that alter some of the building's original character. The replacement windows appear to include some divided light configurations that attempt to maintain the Craftsman aesthetic, though they are likely not original. The window replacement represents an alteration that impacts material integrity, though the overall fenestration pattern appears to maintain the original arrangement.

The front facade displays the asymmetrical composition typical of Craftsman design, with a covered front porch supported by posts that provides the characteristic outdoor living space emphasized in bungalow architecture. The porch appears to retain its original configuration and demonstrates the Craftsman emphasis on functional outdoor spaces and integration with the landscape. Concrete steps with metal railings provide access to the front entrance.

An important feature of this property is the retention of its original detached garage located at the rear of the property. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance. The garage helps convey the residential development patterns of the mid-1920s period.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes mature landscaping with large trees that frame the house and contribute to the established neighborhood character.

Despite material alterations, character-defining features that remain include the distinctive catslide roof form with front dormer (the most significant architectural feature), the 1.5-story bungalow scale, the front porch configuration, the overall Craftsman proportions and massing, and the original detached garage. The catslide roof is particularly significant as it represents an uncommon architectural feature that demonstrates quality design and craftsmanship.

History of the Resource

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

In 1930, Gustav F. & Elsa G. Kersten and family were living at 508 Ypsilanti St., and Gustav was employed as a Tool Maker for the Lamp Plant.¹ In 1939, Clarence & Verena Lidgard and family were living at 26139 Ypsilanti.² In 1940, William & Anna Semmeck were living at 26139 Ypsilanti St., and William was employed as a washer for the lamp factory.³ In 1940, Clarence & Verena Lidgard and daughters were living at 26139 Ypsilanti St., and Clarence was employed as the manager for a grocery store.⁴ In 1950, Martin S. & Lillian Laginess resided at 26139 Ypsilanti; and Martin worked as a Machinist for an Auto Parts Manufacturer.⁵ In 1960, Victor Stahl resided at 26139 Ypsilanti Street.⁶

Statement of Significance/Recommendation of Eligibility

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

This property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture, with potential for individual eligibility.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the residential development that accompanied the rapid growth of Ford's Village Industries operations during the mid-1920s. Constructed ca. 1925, the dwelling was built during the period when Lamp Factory employment was expanding from 50 workers in 1924 to 500 in 1925, and Ford wages exceeding \$500,000 annually were driving residential construction throughout the village. The quality Craftsman bungalow form reflects the middle-class housing that this industrial prosperity made possible.

The property also meets Criterion C as a distinctive example of Craftsman bungalow architecture with an unusual catslide roof configuration. The catslide roof — in which one slope extends down to the first-floor level, creating an asymmetrical profile — is uncommon in residential construction and represents a sophisticated approach to maximizing interior space within a compact bungalow form. This feature distinguishes the dwelling from standard bungalow designs of the period and demonstrates skilled carpentry and deliberate architectural intent. The catslide form, prominent front dormer, front porch configuration, and overall bungalow proportions and scale combine to produce a dwelling of greater architectural interest than the typical worker housing in the district. These qualities, together with the building's strong integrity of form, support consideration for individual National Register eligibility.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains excellent integrity of design. The catslide roof form — the building's most significant and distinctive feature — remains fully intact. The front dormer, front porch configuration, overall bungalow proportions, and massing clearly express the Craftsman design intent of the mid-1920s.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. However, the building's most architecturally significant feature — the catslide roof — is a structural element unaffected by these surface alterations. The original detached rear garage appears to retain greater material integrity.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 178A, family 194, for Gustav F. & Elsa G. Kersten and family; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 455 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for William & Anna Semmeck ; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 23 of 1034; United States. National Archives and Records Administration.

⁴ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Clarence & Verena Lidgard and daughters; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 23 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 9, dwelling 87, for Martin S. & Lillian Laginess ; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 10 of 58; United States. National Archives and Records Administration.

⁶ "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1960-61) p. 44, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Workmanship: The property retains good integrity of workmanship. The catslide roof construction, dormer integration, and porch framing demonstrate skilled carpentry characteristic of mid-1920s Craftsman building practices. The vinyl siding obscures but does not eliminate evidence of original workmanship in the building's structural and framing elements.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period.

Feeling: The property retains strong integrity of feeling as a mid-1920s Craftsman bungalow. The distinctive roofline, compact form, and relationship to its lot convey the character of quality residential construction during Flat Rock's industrial boom period.

Association: The building maintains clear integrity of association with the residential growth and community development that characterized Flat Rock during the early years of the Lamp Factory's operation.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1925 construction date falls within the period of significance, and the building represents both the residential development that Ford's industrial operations generated and a distinctive example of Craftsman bungalow architecture. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains strong to excellent integrity in the remaining five — location, design, setting, feeling, and association. The catslide roof form, which is the primary basis for Criterion C significance, is a structural element that the surface alterations have not compromised. The retention of the original detached garage adds to the property's completeness.

The unusual catslide roof configuration, combined with strong integrity of design and form, warrants consideration for individual National Register eligibility under Criterion C in addition to contributing status within the district.

CONTRIBUTING status within the Flat Rock Historical District, with potential for individual eligibility.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0199_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26153 Ypsilanti Street [502 Ypsilanti]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0200_000 Lot 200 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096214	Long: -83.2897548	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Vernacular
Building Form	2 Story Rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Aluminum Siding
Foundation Materials	Concrete Block
Window Materials	Aluminum
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐ e. ☐ f. ☐ g. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry			
Period(s) of Significance	1928-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name				
Current/Common Name	26153 Ypsilanti			
Historic/Original Owner	William & Anna Semmeck			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1928 two-story residence is an American Foursquare-style dwelling with a distinctive side wing addition, situated on Ypsilanti Street in Flat Rock. The building represents pre-Village Industries residential construction that predates Ford's formal program and demonstrates the quality residential development that existed in Flat Rock prior to the community's industrial transformation. Despite material alterations, the property retains its essential architectural form, massing, and spatial organization that clearly convey its 1928 construction and American Foursquare character.

The main section of the house features a front-gable configuration rising to a full two stories, creating the vertical emphasis and boxy massing characteristic of American Foursquare residential design. The front gable roof creates a prominent facade presence and provides the symmetrical composition typical of this architectural type. A brick chimney rises from the roofline, indicating the original heating system and adding to the building's visual presence. The roof is covered with asphalt shingles and displays moderate eaves typical of late 1920s residential construction.

A distinctive feature is the substantial side wing addition with a hip roof configuration, which extends the building's footprint and creates an L-shaped plan. This side wing may represent either original construction or an early addition, but its integration with the main block suggests it is either contemporary with the 1928 construction or was added soon thereafter. The hip roof of the side wing provides architectural variety and demonstrates the adaptability of the American Foursquare form to accommodate family needs and site conditions. The combination of front gable main block with hip roof side wing creates visual interest and demonstrates the vernacular interpretation of popular residential forms.

The exterior walls are clad in aluminum siding that has replaced the original wood siding. This material alteration, typical of mid-to-late 20th century updates to residential properties, was undertaken for maintenance reduction and weather protection. While the aluminum siding has modified the original surface treatment, it follows the original wall planes and preserves the underlying building form, proportions, and architectural character of the 1928 construction.

The foundation consists of concrete block construction, which was becoming increasingly common for residential buildings in the late 1920s as concrete block manufacturing became more efficient and affordable. The concrete block foundation represents the transition from earlier stone and brick foundations toward the masonry systems that would become standard in residential construction during the 1930s and beyond.

A character-defining feature is the symmetrical front porch with steps providing access to the main entrance. The porch appears to maintain its original configuration and spatial organization, serving as the formal entry to the dwelling and providing the traditional covered outdoor space typical of American Foursquare and Craftsman-influenced residential design. The front porch is an essential element of the building's architectural character and demonstrates the emphasis on indoor-outdoor living spaces that characterized residential architecture of the 1920s.

The fenestration consists of aluminum double-hung windows that have replaced the original wood windows. While this represents a material alteration, the window openings appear to maintain their original locations, proportions, and symmetrical arrangement. The window pattern reflects the organized, balanced facade composition typical of American Foursquare design, with regularly-spaced openings that correspond to interior room arrangements. The two-story height allows for substantial window areas on both levels, providing abundant natural light and ventilation.

The building exhibits the cubic, upright massing characteristic of American Foursquare residential architecture, with the addition of the hip-roofed side wing that creates a more complex and adaptable floor plan. The two-story height, symmetrical facade organization, and substantial massing demonstrate the substantial middle-class housing that was being constructed in Flat Rock in the late 1920s, just prior to the establishment of Ford's Village Industries program.

The property's setting on Ypsilanti Street places it within an established residential neighborhood that predates the Village Industries development. The lot configuration, street relationship, and residential context demonstrate the pre-existing community character that would later support and complement Ford's industrial investment.

Character-defining features include the 1928 construction date placing it immediately before Ford's Village Industries establishment, the two-story American Foursquare main block with front gable roof, the substantial hip-roofed side wing addition creating L-shaped plan, the brick chimney, the symmetrical front porch maintaining original configuration, the concrete block foundation demonstrating late 1920s construction methods, the regular fenestration pattern reflecting interior organization, and the overall American Foursquare character representing pre-Village Industries residential development.

History of the Resource

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

In 1930, William J. & Annie L. Semmeck and family were living at 502 Ypsilanti St., and William was employed as a Inspector for the Lamp Plant.¹ In 1939, Charles Bunte were living at 26153 Ypsilanti.² In 1939, William & Ann Semmeck and family were living at 26153 Ypsilanti.³ In 1940, William & Anna Semmeck were living at 26189 Ypsilanti St., and employed as a washer for auto factory.⁴ In 1950, Anna Semmeck and daughter resided at 26153 Ypsilanti; and Anna worked as Elementary Teacher at Public School.⁵ In 1971, Walter J. Quednau resided at 26153 Ypsilanti Street.⁶

Statement of Significance/Recommendation of Eligibility

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

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

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a substantial example of the residential development that accompanied the growth of Ford's Village Industries operations in Flat Rock during the late 1920s. Constructed in 1928, the dwelling was built five years into the Lamp Factory's operation, during a period when employment was climbing from 500 workers in 1925 toward the peak of 1,200 in 1929. The American Foursquare form — a two-story main block with front gable and hip-roofed side wing — represents middle-class or upper-working-class housing, indicating that the prosperity generated by Ford's industrial operations was producing residential investment beyond the modest cottages that characterized the earliest phase of worker housing. The building demonstrates that by the late 1920s, Flat Rock's residential fabric included substantial homes reflecting a maturing community with an economically stable population.

The 1928 construction date is also significant as the final year of sustained residential construction before the Great Depression curtailed building activity. The American Foursquare's substantial form and quality construction reflect the confidence of the late 1920s boom period in Flat Rock, when Ford wages of \$500,000 or more annually were circulating through the local economy and driving residential subdivision and commercial development throughout the village.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains strong integrity of design. The two-story American Foursquare main block with front gable, hip-roofed side wing, front porch configuration, and overall massing remain intact and clearly express the building's late 1920s residential design.

Materials: The building has diminished integrity of materials. Aluminum siding has replaced what was likely original wood clapboard, and replacement windows have removed original fenestration elements. These are common reversible alterations that affect material authenticity but do not destroy the building's form or proportional relationships.

Workmanship: The property retains good integrity of workmanship. The building's sound construction and maintained condition reflect the quality of late 1920s residential building practices, though the aluminum siding obscures some original construction details.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 177A, family 193, for William J. & Annie L. Semmeck and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 455 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

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

⁴ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for William & Anna Semmeck ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 23 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 9, dwelling 86, for Anna Semmeck and daughter; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 10 of 58; United States. National Archives and Records Administration.

⁶ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Feeling: The property retains strong integrity of feeling as a substantial late 1920s residence within a community experiencing industrial prosperity. Despite material alterations, the building's scale, form, and massing convey the character of the middle-class housing stock that Flat Rock's Ford-driven economy supported.

Association: The building maintains clear integrity of association with the residential growth and community development that characterized Flat Rock during the peak years of the Lamp Factory's operation.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1928 construction date falls within the period of significance, and the building represents the substantial residential development that Ford's industrial wages and community investment made possible. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains strong integrity in the remaining five — location, design, setting, feeling, and association. The American Foursquare form with its side wing addition remains clearly legible as a late 1920s residential type, and the alterations are reversible.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0200_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	26227 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0202_000 Lot 202 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0966071		Long: -83.2903079		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	2023
Architectural Style	Contemporary
Building Form	2 Story Rectilinear
Roof Form	Front gable
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	1 Rear Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☒				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐
General Integrity:	Intact ☐	Altered ☐	Moved ☐	Feeling ☐
Current/Common Name	Date(s):			
Historic/Original Owner				
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 2023 contemporary residential structure is a two-story single-family residence situated on Ypsilanti Street in Flat Rock. The building represents new construction that occurred well outside the district's period of significance, constructed in the 2020s when Flat Rock has fully evolved into an established suburban community. The property represents infill development within a historic neighborhood.

The house exhibits contemporary two-story characteristics with a simple side gable roof form that creates a straightforward, traditional appearance common in 21st-century residential construction. The roof is covered with asphalt shingles in a dark gray color that provides visual contrast with the lighter siding. The simple gable form reflects contemporary preferences for clean, uncomplicated rooflines in new residential construction.

The exterior walls are clad in vinyl siding in a medium gray-green color, which is standard material for contemporary residential construction. The vinyl siding represents current building practices that emphasize low-maintenance materials and reflects contemporary color preferences that favor neutral earth tones. The uniform appearance of the siding demonstrates modern manufacturing capabilities and installation techniques.

The windows are vinyl-framed units typical of contemporary residential construction. The fenestration includes standard double-hung configurations arranged in a balanced pattern across both floors. On the first floor, windows are arranged symmetrically around the central entrance, while the second floor features evenly spaced windows. The window types and arrangements reflect current residential design standards and energy efficiency requirements.

The front facade displays a simple, balanced composition with a central entrance accessed via a small covered front porch with white railings. The porch features white decorative posts and railings that provide visual contrast against the gray-green siding. The entrance door appears to be white with decorative glass elements. This composition reflects contemporary preferences for symmetry and traditional porch elements in new construction.

The building includes what appears to be a rear garage structure, though its relationship to the main house (attached or detached) is not entirely clear from the front view. The presence of garage facilities reflects contemporary residential expectations for vehicle storage.

The building sits on a poured concrete foundation appropriate for contemporary construction methods. The property includes new landscaping with young trees, lawn areas, and a white decorative fence that creates defined yard spaces. The landscaping reflects the property's recent construction date.

The building's scale, form, and design approach reflect standard contemporary residential construction that attempts to fit within an established neighborhood context through the use of traditional forms (side gable, front porch) while employing modern materials and construction techniques.

History of the Resource

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

The residence at 26227 Ypsilanti was built in 2023, well outside of the historical period and is a non-contributing resource.

Statement of Significance/Recommendation of Eligibility

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

This 2023 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property represents new construction that occurred well outside the district's period of significance and has no historical associations with the events, patterns, or developments that make the district significant.

Outside Period of Significance: Built in 2023, this house post-dates the Flat Rock Historical District's period of significance by approximately 48 years. The district's period of significance encompasses the community's development from the pioneer period through Ford's Village Industries program and the transition to post-war suburban development (approximately 1890-1975). Construction in 2023 places this property entirely outside this significant period.

Recent Construction: At approximately 2 years old, the building is far below the National Register's typical 50-year threshold for historical significance consideration. The property represents recent construction that lacks any historical perspective for evaluation.

No Historical Association: The building has no historical associations with the events, patterns, or developments that make the Flat Rock Historical District significant. It does not relate to pioneer settlement, Ford's Village Industries program, or the community's unique development patterns that define the district's historical importance.

Contemporary Infill Development: The building represents contemporary infill development within an established historic neighborhood. While it attempts to fit the neighborhood context through the use of traditional forms (side gable roof, front porch), it is clearly distinguishable as new construction and does not contribute to understanding the district's historical development.

No Contribution to District Character: The building does not contribute to understanding the historical development patterns, architectural character, or unique community planning that defines the Flat Rock Historical District's significance. Its contemporary construction and materials clearly identify it as outside the district's periods of significance.

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District and NOT ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0202_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	26237 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0203_000 Lot 203 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0967332		Long: -83.2905264		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	ca. 1920
Architectural Style	Minimal Traditionalist Cottage
Building Form	1 Story Rectilinear
Roof Form	Side gabled
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Siding
Foundation Materials	Concrete Block
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☒ No ☐
Number/Type:	1 Garage (detached)

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1920-1975 (within district's 1920-1975 LATE period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒
General Integrity:	Intact ☐	Altered ☒	siding/windows	Moved ☐
Current/Common Name	26237 Ypsilanti			
Historic/Original Owner	Frank & Katerina Mathews			
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

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

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

Form date: 6/25/2019

Narrative Architectural Description

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

This c. 1920 cottage is a single-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents residential development during the early Ford Village Industries period, constructed during the 1920s boom when Flat Rock was beginning its transformation into an experimental industrial community. The property demonstrates the compact, economical housing that supported the community's development, though material alterations have impacted its original character.

The house exhibits simple cottage characteristics with a side gable roof form that creates a straightforward, economical design typical of working-class housing from the 1920s. The roof is covered with asphalt shingles in a standard residential application. The simple side gable form reflects the practical approach to residential construction during the early 1920s when efficiency and affordability were priorities for working-class housing.

The exterior walls are currently clad in vinyl siding in a light cream or tan color that represents a later alteration covering the original exterior materials, which were likely wood clapboard or wood shingles typical of 1920s construction. The vinyl siding installation has significantly altered the building's original appearance and material integrity, though the underlying building form and proportions remain intact beneath the replacement siding.

The windows have been replaced with modern vinyl units that alter the building's original character. The fenestration includes a combination of double-hung windows and what appears to be a picture window arrangement on the front facade. The large picture window configuration is likely a later alteration from the original smaller-scale windows typical of 1920s cottage design. The window replacement represents a significant alteration that impacts the building's authentic 1920s appearance and reduces its material integrity.

The front facade displays a simple, straightforward composition with a central entrance that appears to have a small overhang or entry cover. The symmetrical window arrangement flanking the entrance reflects the practical, balanced design approach common in modest 1920s cottages. Foundation plantings including small evergreen shrubs provide landscaping appropriate to the cottage scale.

An important feature of this property is the retention of its original detached garage located at the rear of the property, visible on the right side of the photograph. The survival of original outbuildings from the 1920s adds to the property's completeness and historical significance, as many original garages have been demolished or significantly altered over time. The garage appears to be a substantial structure with vinyl siding matching the house, and helps convey the residential development patterns of the 1920s period when automobile ownership was becoming increasingly common.

The building sits on a concrete or concrete block foundation appropriate for 1920s construction methods. The property includes basic landscaping with lawn areas and foundation plantings that maintain the residential character typical of modest working-class neighborhoods developed during the Ford Village Industries period. A concrete driveway leads to the detached garage.

Despite the material alterations, character-defining features that remain include the single-story cottage form, the simple side gable roof, the compact scale typical of 1920s working-class housing, the overall proportions and massing, and the original detached garage. These elements continue to convey the building's role in the early Ford Village Industries period residential development.

History of the Resource

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

In 1930, Frank & Katherine Mathew and family were living at 414 Ypsilanti St., and employed as a Washing woman for at home.¹ In 1939, Frank & Katherina Matthews and family were living at 26237 Ypsilanti.² In 1940, Katerina Mathews and family were living at 26237 Ypsilanti St.³ In 1950, John C. & Patricia Vyn resided at 26237 Ypsilanti; and John C. worked as a Basketball Coach & Social Studies Teacher at the High School.⁴ In 1971, Gordon E. McCarty resided at 26237 Ypsilanti Street.⁵

Statement of Significance/Recommendation of Eligibility

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

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

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as a representative example of the modest working-class housing constructed during the early Ford Village Industries period. The ca. 1920 construction date places the dwelling in the formative phase of Flat Rock's transformation from an agricultural village to an industrial community. Housing of this type — simple, compact, and affordable — was essential to the viability of Ford's decentralized industrial experiment, providing shelter for the workforce that the Lamp Factory required. The property does not meet Criterion C individually; material alterations including vinyl siding and replacement windows, among them what appears to be a picture window alteration, have diminished its ability to convey its original architectural character.

Integrity Assessment:

Location: The building retains complete integrity of location on its original site.

Design: The property retains good integrity of design. The basic cottage form, side gable roof, and overall massing remain intact. The picture window alteration has modified the original fenestration pattern on the primary facade.

Materials: The building has diminished integrity of materials. Vinyl siding has replaced what was likely original wood clapboard, and replacement windows including a picture window alteration have removed original fenestration elements. These are common reversible alterations that affect material authenticity but do not destroy the building's form or spatial relationships. The original detached rear garage appears to retain greater material integrity.

Workmanship: The property has diminished integrity of workmanship due to the siding and window replacements, which obscure original construction details.

Setting: The building retains excellent integrity of setting within the residential neighborhood that developed during the Ford Village Industries period.

Feeling: The property retains good integrity of feeling as a modest early twentieth-century working-class cottage. Despite material alterations, the building's scale, form, and relationship to its lot convey the character of the affordable housing stock that supported Flat Rock's industrial workforce.

Association: The building maintains clear integrity of association with the residential development and community growth that accompanied Ford's Village Industries program.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The ca. 1920 construction date falls within the period of significance, and the building represents the working-class housing development that was a necessary condition of Ford's industrial operations. Material alterations to siding and windows have reduced integrity in two of seven aspects, but the property retains sufficient integrity in location, design, setting, feeling, and association to contribute to the

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 175A, family 191, for Frank & Katherine Mathew and family; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-F9?cat=1036363&i=453&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 455 of 1148; United States. National Archives and Records Administration.

² [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

³ 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, for Katerina Mathews and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 23 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 8, dwelling 74, for John C. & Patricia Vyn ; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHQ-5QHW-59D9-G?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 9 of 58; United States. National Archives and Records Administration.

⁵ "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

district's significance. The retention of the original detached garage adds to the property's completeness as a representative early 1920s residential parcel.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0203_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	26251 Ypsilanti Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_03_0204_000 Lot 204 Assessors Flat Rock Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096824	Long: -83.290683	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1992
Architectural Style	Contemporary Ranch
Building Form	1 Story Rectilinear
Roof Form	Side Gable with front projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double Hung
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☒	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	n/a			
Period(s) of Significance	n/a			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☐	Design ☐	Materials ☐	Workmanship ☐	Setting ☐ Feeling ☐ Association ☐
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	n/a			
Current/Common Name	26251 Ypsilanti			
Historic/Original Owner	n/a			
Historic Building Use	n/a			
Current Building Use	Single Family Residence			

Survey Date	30 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This 1992 contemporary ranch residence is a single-story single-family residence situated on Ypsilanti Street in Flat Rock. The building represents late 20th-century residential construction that occurred well outside the district's period of significance, constructed during the 1990s when Flat Rock had fully transitioned to a conventional suburban community.

The house exhibits contemporary ranch characteristics with a side gable roof form accented by a front-facing gable element over what appears to be the entrance or garage bay. The roof is covered with asphalt shingles in a standard contemporary residential application. The simple gabled roofline with minimal variation reflects the streamlined ranch design approach typical of 1990s residential construction.

The exterior walls are clad in vinyl siding in a light neutral color, which was standard material for residential construction during the 1990s. The vinyl siding represents the widespread adoption of low-maintenance synthetic materials in late 20th-century residential construction and reflects the builder preferences and homeowner expectations of the period.

The windows are vinyl-framed units typical of 1990s residential construction. The fenestration includes standard double-hung configurations with decorative shutters that add visual interest. The window types and arrangements are characteristic of late 20th-century suburban residential construction, with horizontal emphasis supporting the ranch form.

The building includes an attached front-facing garage with an overhead door, which represents the standard residential design practice of the 1990s when attached garages had become the norm in suburban residential construction. The prominent garage placement on the front facade is characteristic of late 20th-century suburban development patterns and differs significantly from the detached rear garages characteristic of earlier periods in the district's development.

The front facade displays a low, horizontal profile typical of ranch design, with the entrance area set to one side and the garage dominating a portion of the front elevation. The overall composition reflects standard suburban ranch design of the 1990s with emphasis on simple forms, horizontal lines, and convenient automobile access.

The building's scale, form, and design approach reflect standard 1990s suburban residential construction without distinctive architectural features or design innovation. The building represents routine residential development that followed conventional suburban patterns of the late 20th century.

The building sits on a poured concrete foundation appropriate for 1990s construction methods. The property includes contemporary landscaping with mature trees, lawn areas, and decorative plantings typical of late 20th-century suburban residential development. A decorative fence element is visible, contributing to the manicured suburban character of the property.

History of the Resource

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

Built in 1992, we do not have a current history for this non-contributing residence.

Statement of Significance/Recommendation of Eligibility

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

This 1992 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property was constructed well outside the district's period of significance and represents standard late 20th-century suburban residential development that does not relate to the historical themes that define the district's significance.

Outside Period of Significance: Built in 1992, this house post-dates the Flat Rock Historical District's period of significance by approximately 17-20 years. The district's period of significance encompasses the community's development from the pioneer period through Ford's Village Industries program and the transition to post-war suburban development (approximately 1890-1975). Construction in 1992 places this property well outside this significant period.

Lack of Historical Association: The building has no historical associations with the events, patterns, or developments that make the Flat Rock Historical District significant. It does not relate to pioneer settlement, Ford's Village Industries program, or the community's unique development patterns that define the district's historical importance.

Contemporary Construction: At approximately 33 years old, the building does not meet the National Register's typical 50-year threshold for historical significance consideration. The property represents recent construction that lacks sufficient historical perspective for evaluation.

Standard Suburban Development: The building represents routine late 20th-century suburban residential development without exceptional architectural significance, innovative design features, or historical importance that would warrant consideration despite its recent construction date.

No Contribution to District Character: The building does not contribute to understanding the historical development patterns, architectural character, or unique community planning that defines the Flat Rock Historical District's significance. Its contemporary design and construction date place it outside the historical narrative of the district.

Recommendation: NON-CONTRIBUTING AND NOT ELIGIBLE

This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District and NOT ELIGIBLE for the National Register.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0204_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	26269 Ypsilanti Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0205_000 Lot 205 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.096939		Long: -83.2909062		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1929	
Architectural Style	Colonial Revival/Minimal Traditional	
Building Form	One-and-one-half story hip-roof cottage	
Roof Form	Hip roof with dormers	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl Sided	
Foundation Materials	Concrete	
Window Materials	Wood / Aluminum	
Window Type	Picture/Double-hung sash	
Outbuildings	Yes ☒	No ☐
Number/Type:	1 garage	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Architecture; Industry			
Period(s) of Significance	1922-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Unknown			
Current/Common Name	26269 Ypsilanti			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Unknown			

Survey Date	26 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

The property at 26269 Ypsilanti Street South is a one-and-one-half story hip-roof cottage constructed in 1929 during the early years of Flat Rock's residential growth following Henry Ford's establishment of the Village Industries program in 1922. The dwelling represents the type of modest yet well-designed residential construction that characterized housing development as industrial employment at the Lamp Factory attracted new families to the community.

The building exhibits a compact hip-roof form with four sloping planes meeting at a central ridge, maximizing interior space while presenting a substantial appearance from the street. Small dormers punctuate the roofline, providing natural light and ventilation to upper-level rooms. The roof is covered with asphalt shingles in good condition.

A prominent feature of the primary facade is the enclosed front porch, which may represent either original construction or a very early alteration. The enclosed porch features a substantial window arrangement with multiple large openings providing generous natural light to the interior while maintaining visual connection with the street. Windows appear to include both double-hung sash and casement configurations.

The exterior walls are clad in vinyl siding, a later alteration replacing what was likely original wood clapboard. The siding is a light color that integrates with the residential streetscape. Additional windows throughout the building maintain appropriate proportions and spacing consistent with the late 1920s construction date.

The main entrance is integrated into the enclosed porch, creating a protected entry sequence providing weather shelter while maintaining an inviting approach to the dwelling. The foundation is concrete, typical of late 1920s residential construction, largely concealed by grading and the porch but in good condition where visible.

The property is situated on a well-maintained corner lot with mature landscaping and trees. The building maintains the setback patterns established in the residential development that followed Ford's industrial initiatives in Flat Rock.

History of the Resource

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

In 1930, Fred & Jane Norwalk were living at 402 Ypsilanti St., and employed as an Inspector for Railroad.¹ In 1940, Fred & Doris Norwalk were living at 26269 Ypsilanti St., and Fred was employed as an Asst. Engineer for the public school.² In 1950, Leo & Irene Burke resided at 26269 Ypsilanti; and Leo worked as Conductor at Railroad.³ In 1954, L.T. Burke resided at 26269 Ypsilanti.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 property is recommended as CONTRIBUTING to the proposed Flat Rock Historical District. The dwelling meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's residential development during the Late Period of Significance that followed Henry Ford's industrial initiatives.

Evaluation Under National Register Criteria:

The property contributes to the district's significance under Criterion A as it represents the residential development that occurred in Flat Rock during the early years of the Late Period of Significance, when the community was experiencing growth related to Henry Ford's Village Industries program and associated industrial development. Constructed in 1929, just seven years after Ford's arrival in 1922, the building demonstrates the type of worker housing constructed to accommodate the families drawn to Flat Rock by employment opportunities at the Lamp Factory.

¹ 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 190, family 207, Fred & Jane Norwalk; NARA microfilm publication T626, roll 1030; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GRHN-8F?cat=1036363&i=456&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268 Image 457 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 10A, for Fred & Doris Norwalk; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VW86?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 23 of 1034; United States. National Archives and Records Administration.

³ 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 9, dwelling 85, for Leo & Irene Burke; NARA Identifier #306578863; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QHN-PQHW-59X1-Z?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 10 of 58; United States. National Archives and Records Administration.

⁴ Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston, Rockwood and Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, November 1954); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

The dwelling represents the evolution of Flat Rock from Ford's original vision of a rural industrial community to a more fully developed residential area that could accommodate both the original agricultural families and the new residents arriving to work in the expanding industrial sector. This transition from agricultural village to industrial community is a central theme in Flat Rock's historical development and is well represented by residential construction from this period.

The building also contributes to the district's significance under Criterion C as a representative example of late 1920s residential architecture that reflects both traditional design principles and the evolving lifestyle preferences of the period. The dwelling demonstrates the continued influence of Colonial Revival design principles in modest residential construction, while incorporating practical adaptations such as the enclosed porch that reflect the specific needs and preferences of working families during this period.

Integrity Assessment:

Location: The building retains complete integrity of location, remaining on its original construction site within the residential area that developed following Ford's industrial initiatives.

Design: The property retains excellent integrity of design. The original hip-roof form, dormer configuration, enclosed porch arrangement, fenestration pattern, and overall massing remain intact and clearly express the building's late 1920s residential design intent. The enclosed porch, whether original or early alteration, has achieved significance in its own right as a character-defining feature.

Materials: The building retains moderate integrity of materials. The application of vinyl siding over what was likely original wood clapboard is a reversible alteration that has diminished but not destroyed the property's material integrity. The hip-roof framing, window frames, roofing materials, dormer construction, and concrete foundation elements appear to be largely original or appropriately maintained replacements. The vinyl siding does not alter the building's form, massing, or proportional relationships, and the underlying original material may survive beneath it.

Workmanship: The property retains good integrity of workmanship. The original construction techniques and proportional relationships remain evident in the hip-roof form, dormer integration, and porch construction, which show skilled carpentry work characteristic of the period. The vinyl siding obscures but does not eliminate the evidence of original workmanship in the building's structural elements.

Setting: The building retains excellent integrity of setting within the historic residential neighborhood that developed during Flat Rock's Late Period of Significance. The corner lot configuration, mature landscaping, and surrounding residential context remain consistent with the late 1920s development pattern.

Feeling: The property retains strong integrity of feeling as a late 1920s working-class residence within an industrial community. Despite the vinyl siding alteration, the building's form, scale, roof profile, and relationship to its lot successfully convey the character of residential development that occurred during Flat Rock's transformation from agricultural village to industrial community.

Association: The building maintains clear integrity of association with the themes of residential development and community growth that characterized Flat Rock's Late Period of Significance following Ford's industrial initiatives.

Historic District Recommendation:

This property should be classified as contributing to the Flat Rock Historical District. The 1929 construction date falls within the Late Period of Significance (1920–1975) and represents important themes of residential development and community growth that directly resulted from Henry Ford's Village Industries program and subsequent industrial development. The vinyl siding alteration affects the materials and workmanship aspects of integrity but does not compromise the property's overall ability to convey its historical significance. The building retains strong integrity in the remaining five aspects — location, design, setting, feeling, and association — and the alteration is reversible. The National Register routinely recognizes properties with single reversible alterations as contributing to historic districts when the overall form, massing, and character remain intact, as they do here.

CONTRIBUTING status within the Flat Rock Historical District.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0205_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location

Street Address	NVA #5A & #5B E. Huron River Drive [parking lots for Bobcean Funeral Home]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0270_000 <u>TWO</u> Lots 270 & 271 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.0953009		Long: -83.2926165		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	ca. 1960s
Architectural Style	Concrete Parking Lots
Building Form	Reinforced Concrete
Roof Form	N/A
Roof Materials	N/A
Exterior Wall Materials	N/A
Foundation Materials	N/A
Window Materials	N/A
Window Type	N/A
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Funerary; Social History			
Period(s) of Significance	1960-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Current/Common Name	Bobcean Funeral Home Parking/Procession Line Up			
Historic/Original Owner	Arthur & Ethel Bobcean			
Historic Building Use	Funerary Parking/Procession			
Current Building Use	Funerary Parking/Procession			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

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 parking lots feature concrete paving laid in a grid pattern typical of mid-twentieth century commercial construction, with visible expansion joints, weathering, and some vegetation growth through cracks consistent with approximately sixty years of continuous service. The paving appears to be original or early construction and remains functional. The most distinctive feature is a brick half-wall dividing Lots 5A and 5B, rising to approximately waist-to-chest height. This wall provides spatial separation between the two lots while preserving visibility and allowing vehicle and pedestrian movement between them. Its brick construction creates architectural continuity with the Bobcean Funeral Home and other masonry buildings along the downtown streetscape, reflecting a thoughtful mid-century design solution that balanced practical traffic organization with visual coherence.

The lots are situated in the heart of Flat Rock's downtown, adjacent to the Bobcean Funeral Home and within view of the downtown church, forming a functional cluster of religious and memorial service infrastructure. Their substantial open paved area has historically served overflow parking for funeral attendees, staging and assembly of funeral processions prior to departure for cemeteries, and general community parking during non-funeral periods. This specialized function reflects the central role of funeral customs within community life and the integration of such services within the compact village center. Character-defining features include the circa 1960s concrete paving with its age-related patina, the brick half-wall divider, the open layout sized for procession assembly, and the property's continued use for its original purposes, all dating to within the district's period of significance.

History of the Resource

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

These two adjacent paved parking lots, designated NVA 5A and 5B, are situated in downtown Flat Rock and were constructed circa 1960s to serve the functional needs of the Bobcean Funeral Home (c. 1938). The lots are divided by a distinctive brick half-wall that creates visual separation while maintaining functional connectivity between the two parking areas. The structures represent an important element of community infrastructure associated with funeral services and social customs within the Village Industries-era community.

Statement of Significance/Recommendation of Eligibility

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

These circa 1960s parking lots are recommended as contributing structures to the Flat Rock Historic District under Criterion A for their association with community planning and development and social history. While parking lots are often considered non-contributing elements, these structures possess significance due to their specialized function serving funeral customs, their intentional design featuring a distinctive brick dividing wall, and their role in supporting important community social practices during the district's period of significance.

Constructed during a period of rapid growth in Flat Rock, the lots represent purposeful infrastructure development addressing the specific needs of funeral services within the village center. Their design demonstrates how even modest industrial communities adapted downtown areas to accommodate automobile-oriented needs while maintaining pedestrian-friendly character and visual coherence. The brick half-wall dividing Lots 5A and 5B is a particularly thoughtful solution, providing spatial separation and traffic organization while echoing the masonry of the adjacent Bobcean Funeral Home and other downtown buildings. This material continuity elevates the lots from purely utilitarian infrastructure to designed features that contribute positively to the streetscape.

The lots possess notable social history value as infrastructure supporting traditional American funeral customs — particularly the funeral procession, a ritualized community practice involving the public acknowledgment of loss, collective mourning, and the organized movement of vehicles from the funeral home or church to the cemetery. In working-class industrial communities like Flat Rock, funeral services functioned as important social equalizers, and the lots provided the staging area necessary to maintain these customs as automobile use increased. Their circa 1960s construction captures the peak period of traditional funeral practices, before later decades brought shifts toward less formal memorial customs and increased cremation. The lots' association with the Bobcean Funeral Home, which has operated since approximately 1938 and served generations of Flat Rock residents, further enhances their significance as part of a functional cluster of memorial and religious service infrastructure in the downtown core.

The lots retain integrity across all seven aspects. They remain on their original site serving their original specialized function, with the brick dividing wall and overall layout intact. The original concrete paving survives with age-related patina — visible cracking, expansion joints, and vegetation growth — that demonstrates authenticity and approximately sixty years of continuous service rather than integrity loss. The downtown setting and spatial relationship to the Bobcean Funeral Home are unchanged, and the lots continue to convey a strong feeling of mid-century community infrastructure and clear association with funeral customs and community social practice. These qualities, taken together, distinguish the lots from generic parking facilities and support their recommendation as contributing structures to the Flat Rock Historic District.

References

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0270_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	NVA_5H_ OBJECT Ypsilanti (1949 Mail Post corner of Division and Ypsilanti)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0263_000 Lot 263 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.09609		Long: -83.288842		
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below Commercial ☐ Residential ☐ Industrial ☐ Other ☐	Structure ☐ Object ☒ U.S. Mail carrier staging post-1949 (stamped on post)



Architectural Information

Construction Date	1949
Architectural Style	n/a
Building Form	n/a
Roof Form	n/a
Roof Materials	n/a
Exterior Wall Materials	n/a
Foundation Materials	n/a
Window Materials	n/a
Window Type	n/a
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Community Planning and Development; Communications			
Period(s) of Significance	1949–1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	U.S. Mail carrier staging post Date: 1949 (stamped on post)			
Current/Common Name	Nearest address is 26110 Ypsilanti			
Historic/Original Owner	US Postal Service			
Historic Building Use	n/a			
Current Building Use	n/a			
Architect/Engineer/Designer	n/a			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Form date: 6/25/2019

Narrative Architectural Description

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

This object is a concrete post approximately four feet in height with a square cross-section, set into the ground at a sidewalk corner within Flat Rock's residential neighborhood. The post is stamped with the date 1949. The concrete surface is weathered but intact, with the date stamp clearly legible. The post stands at the junction of the sidewalk and the curb line, positioned at what would have been a midpoint or strategic intersection along a pedestrian mail delivery route.

According to multiple firsthand oral history sources, this post served as a mail carrier staging point during the period when Flat Rock's residential mail delivery was conducted entirely on foot. The walking-route carrier's daily mail load was divided into two portions: one half was placed in a bag attached to this post, while the carrier set out with the other half. Upon completing the first portion of the route, the carrier returned to the post, collected the second bag, and completed the remaining deliveries. This system addressed the practical limitation of a single carrier's ability to transport the full volume of mail for a neighborhood route on foot, before the introduction of vehicle-assisted delivery rendered such staging infrastructure unnecessary.

The post is the only known surviving example of this type of postal infrastructure identified in the Flat Rock survey area. No comparable objects have been documented in the surveyor's experience.

History of the Resource

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

Postal staging post. Used to hold mail batches so the carrier did not have to go all the way back to the post office on foot for the next delivery batch, in a time before there were mail trucks. First hand accounts of how this was used by Bob Shrader and Walter Masson.

Statement of Significance/Recommendation of Eligibility

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

This 1949 mail carrier staging post is recommended as Contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and Communications.

The post documents a phase of community infrastructure development that is otherwise invisible in the built environment: the physical systems that supported pedestrian mail delivery in residential neighborhoods before vehicle-assisted routes became standard practice. The 1949 date places the post within the mature Village Industries period, when Flat Rock's residential neighborhoods had reached sufficient density to warrant organized walking-route mail delivery — itself an indicator of the community's growth from a small agricultural village into a populated suburban-industrial center with the civic infrastructure of a fully developed town. The transition from walking routes with staging posts to vehicle-assisted delivery marks a subsequent phase of community maturation that rendered this type of infrastructure obsolete.

The post's significance extends beyond its local context to document a category of everyday postal infrastructure that has largely vanished from the American landscape. Staging posts of this type were functional objects not intended for permanent display, and their survival is rare precisely because they were typically removed or abandoned when delivery methods changed. The preservation of this post in situ, at its original location within the public right-of-way, provides material evidence of mid-twentieth-century mail delivery practices that is not available from documentary sources alone.

The oral history documentation from multiple firsthand sources — individuals who observed or participated in the staging-post delivery system — adds an essential interpretive layer that transforms a seemingly ordinary concrete post into a legible artifact of community life. This combination of physical object and living memory exemplifies the kind of vernacular infrastructure that historic district surveys are uniquely positioned to identify and preserve.

The post retains excellent integrity across all seven aspects. Location is unchanged — the post remains in its original position within the public right-of-way. Design is intact as a simple concrete post of functional form. Materials and workmanship are fully preserved in the original concrete with its legible 1949 date stamp. Setting is excellent within the residential neighborhood the post was designed to serve. Feeling and association are strong — the post's sidewalk-corner position within a walking-scale residential neighborhood immediately conveys the pedestrian character of the delivery system it supported.

This property is recommended as CONTRIBUTING to the Flat Rock Historical District. This 1949 mail carrier staging post is a rare surviving example of pedestrian mail delivery infrastructure, documented by the stamped date and corroborated by multiple firsthand oral history sources describing its function as a midpoint staging point for walking-route carriers. The post's excellent integrity across all seven aspects, its unique status as the only known example of this object type in the survey area, and its documentation of community infrastructure development during the mature Village Industries period support Contributing status under Criterion A. The object provides material evidence of a phase of community development — the establishment of organized residential mail delivery — that is otherwise undocumented in the built environment.

Michigan SHPO Architectural Properties Identification Form
Property Overview and Location



Street Address	NVA #5C Ypsilanti (School Staff Parking Lot) - STRUCTURE				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0263_000 Lot 263 Assessors Flat Rock Plat No. 5 (May 1940)				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.094913		Long: -83.29267		
Ownership	Private ☐	Public-Local ☒	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1960s	
Architectural Style	Parking Lot - Paved	
Building Form	N/A	
Roof Form	N/A	
Roof Materials	N/A	
Exterior Wall Materials	N/A	
Foundation Materials	CONCRETE	
Window Materials	N/A	
Window Type	N/A	
Outbuildings	Yes ☐	No ☒
Number/Type:		

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Education; Community Planning and Development; Social History			
Period(s) of Significance	c. 1960s-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name	School Parking			
Current/Common Name	School Parking			
Historic/Original Owner	Flat Rock Public Schools			
Current Building Use	Parking Lot			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	12 Oct 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

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 parking lot consists of a paved surface constructed to accommodate faculty and staff vehicles during school hours. The lot features landscaping elements including street trees creating a parklike appearance that maintains the residential character of the surrounding neighborhood while serving an institutional function, with modest scale appropriate to Flat Rock Community High School's teaching staff during the 1960s–1970s period.

The lot's location approximately one-half block from the main school building reflects planning considerations including limited land availability near the 1926 school, better neighborhood integration of automobile infrastructure on a separately acquired site, and management of vehicular traffic away from student arrival and dismissal areas. The half-block walking distance created regular daily interaction among teachers walking to and from their vehicles, fostering collegial relationships and informal professional communication outside the structured school environment.

The exclusive teacher/staff designation is particularly significant as the only dedicated staff parking facility. This singular lot served all faculty and staff parking needs, making it an essential component of school operations. The dedicated facility acknowledged teachers' professional status, ensured guaranteed parking for educators often commuting from outside Flat Rock, and contributed to recruitment and retention of quality teaching staff.

The circa 1960s construction corresponds with significant trends in American education, including post-Sputnik federal and state investment in public school expansion and modernization, increasing teacher professionalization with rising credential requirements and improved working conditions, and near-universal automobile ownership among middle-class professionals requiring school planning to accommodate faculty vehicle storage. In industrial communities like Flat Rock, quality public education was essential for community stability and workforce development, making educational facilities and supporting infrastructure crucial community investments.

Character-defining features include the circa 1960s construction date, paved surface designed for vehicle storage, location approximately one-half block from the high school, exclusive teacher/staff designation as the sole dedicated parking facility, landscaping integration with residential neighborhood character, and functional association with Flat Rock Community High School.

History of the Resource

Provide information on previous owners, land use, 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 circa 1960s parking lot, designated NVA 5C, served as the dedicated teacher and staff parking facility for Flat Rock Community High School (c. 1926), located approximately one-half block from the main school building. As the **only parking lot designated for school staff**, this structure represents an important element of educational infrastructure that supported the operation of the high school during a period of significant expansion in public education and increasing automobile dependence among professional educators.

Statement of Significance/Recommendation of Eligibility

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

This circa 1960s parking lot is recommended as a Contributing Structure to the Flat Rock Historical District under Criterion A for Education, Community Planning and Development, and Social History. As the sole dedicated parking facility for Flat Rock Community High School teaching staff, this structure represents educational infrastructure that supported a significant community institution during the district's period of significance and reflects mid-20th century trends in educational planning and automobile-oriented development.

The lot possesses significance under Criterion A for Education as essential infrastructure supporting Flat Rock Community High School (c. 1926). The 1960s construction corresponds with maximum enrollment as Baby Boom students moved through the system, requiring expanded teaching staff and broader curriculum offerings. The exclusive staff designation

reflects educational planning principles recognizing professional educators' need for guaranteed parking, and as the sole dedicated facility, every teacher who drove to work during the 1960s–1970s used this lot. The lot also represented institutional investment in teacher working conditions that supported recruitment and retention of qualified educators—critical for a small industrial community competing with larger districts for teaching talent.

Under Community Planning and Development, the lot demonstrates community investment in institutional infrastructure beyond the school building itself. The decision to locate teacher parking one-half block from the school represents a planning strategy that separated vehicular from pedestrian circulation, maintained the school's pedestrian-oriented character, reduced traffic congestion at arrival and dismissal times, and integrated automobile infrastructure sensitively into the residential neighborhood. The lot's landscaping and modest scale demonstrate planning sensitivity to residential context.

The lot embodies Social History themes related to mid-20th century education and professional work. The dedicated facility reflects the rising professional status of educators during the 1960s, with the exclusive designation acknowledging teaching as a professional career requiring appropriate workplace amenities. The lot accommodated near-universal automobile ownership among middle-class professionals and enabled the school to draw teaching talent from surrounding areas. In an industrial community like Flat Rock with a predominantly working-class population, investment in teacher parking demonstrated commitment to educational quality.

The parking lot retains integrity in all seven aspects, maintaining its original location, design as a paved parking area, construction materials, setting in relation to the high school and residential neighborhood, feeling as educational support infrastructure, and association with Flat Rock Community High School. Any age-related deterioration or maintenance updates represent normal evolution of utilitarian infrastructure and do not compromise essential integrity.

This parking lot is recommended as CONTRIBUTING to the Flat Rock Historical District. The circa 1960s construction falls within the district's period of significance and captures the peak of post-war educational expansion. Its exclusive teacher/staff designation, singular status as the only dedicated staff facility, direct association with Flat Rock Community High School, and thoughtful neighborhood integration elevate it from routine infrastructure to a historically significant structure within the district.

References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58_094_03_0263_000; citing records held by the City of Flat Rock.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	NVA_5I_SITE_E. Huron River Drive [1836 Canal]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_03_0285_001				
Latitude/Longitude (to the 6 th decimal point)	Lat: 42.093988	Long: -83.291087			
Ownership	Private ☐	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1835
Architectural Style	Canal remnant — partially excavated transportation canal
Building Form	n/a
Roof Form	n/a
Roof Materials	n/a
Exterior Wall Materials	n/a
Foundation Materials	n/a
Window Materials	n/a
Window Type	n/a
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Flat Rock Historical District
Not Eligible ☐				
Area(s) of Significance	Transportation; Commerce; Community Planning and Development; Criterion D — Information Potential (archaeological)			
Period(s) of Significance	1836–1838 (period of active excavation)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☐	Altered ☒	Partially filled in	Moved ☐ Date(s):
Historic Name	Canal remnant — partially excavated transportation canal			
Current/Common Name	Gibraltar and Flat Rock Company incorporation records (July 13, 1836); Bank of Gibraltar incorporation records (August 1837)			
Historic/Original Owner	Benjamin B. Kercheval, Joshua Howard (Bank President and principal shareholder), Phineas Davis, Enoch Jones, James H. Forsyth, Peter Godfroy, Harry Conant, Charles Noble; Daniel Webster			
Historic Building Use	Canal venture — intended to connect the village of Gibraltar on the Huron River through Flat Rock to Ypsilanti, with mills and hydraulic works along the route			
Architect/Engineer/Designer	Approximately three miles, beginning at the flour mill operated by Jacob Vreeland in Flat Rock and heading due east along the river			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	

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

Narrative Architectural Description

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

The Gibraltar and Flat Rock Company Canal site consists of the visible remnants of a partially excavated transportation canal begun in 1836–1837, running parallel to the Huron River through the Flat Rock Historic District. The most clearly legible section is visible from the eastern edge of the parking lot at 26123 E. Huron River Drive (Fiorelli's/Wise Guys Bistro), where a shallow channel depression can be observed extending eastward along the river. The depression is a linear earthwork running roughly parallel to the natural river course, representing the excavated canal prism — the cross-sectional cut into the earth intended to hold water when the canal was completed and connected to the river. Portions of the canal trace on private residential parcels have been filled over time by property owners, but the depression remains visible in unfilled sections, and a faint linear depression can be detected even in areas where filling has occurred.

The canal was excavated by Augustus Weeden Greene under contract beginning in 1837. Greene completed approximately three miles of excavation, beginning at the flour mill operated by Jacob Vreeland in Flat Rock and heading due east along the Huron River. The excavation was accomplished using hand labor and horse-drawn equipment consistent with canal-building technology of the 1830s. The Gibraltar and Flat Rock Company invested over \$100,000 in the canal venture before the Bank of Gibraltar — the wildcat bank organized to finance the project — closed in June 1838, halting construction. Greene was never paid and lost everything on the contract, eventually abandoning the work and taking up farming in Raisinville.

History of the Resource

Provide information on previous owners, land use, 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 Gibraltar and Flat Rock Company incorporated on July 13, 1836, organized by Benjamin B. Kercheval, Joshua Howard, Phineas Davis, Enoch Jones, James H. Forsyth, Peter Godfroy, Harry Conant, Charles Noble, and others to construct a canal connecting the village of Gibraltar on the Huron River through Flat Rock to Ypsilanti, with mills and hydraulic works along the route. The venture emerged from the canal-building optimism that followed the Erie Canal's 1825 opening, which had triggered the "Michigan Fever" migration that populated the territory. Financing was secured through the Bank of Gibraltar, a wildcat bank incorporated in August 1837 under Michigan's new banking law, with Colonel Joshua Howard serving as both Bank President and principal shareholder of the canal company. Daniel Webster, the Whig Senator from Massachusetts, visited Flat Rock on July 11, 1837, invested in both the canal company and the bank, and partially financed the venture — a commitment that contributed to the considerable debt he carried until his death in 1852.

Augustus Weeden Greene, a Rhode Island settler farming on Grosse Ile, contracted in 1837 to dig the canal. The Gibraltar and Flat Rock Company invested over \$100,000 in the project, and Greene completed approximately three miles of excavation beginning at the flour mill operated by Jacob Vreeland in Flat Rock and heading due east along the Huron River. The Bank of Gibraltar closed in June 1838 — one of scores of Michigan wildcat banks that failed after the Panic of 1837 — halting all construction. Greene was never paid and lost everything on the contract, eventually abandoning the work and taking up farming in Raisinville. Only four of Michigan's wildcat banks survived past 1839, and most note holders suffered total losses.

The arrival of railroad technology proved the canal's final undoing. The first rail tracks in Michigan connected Adrian and Toledo in 1833, initially horse-powered, and the Michigan Central Railroad soon expanded routes close to Flat Rock. By 1852, the Gibraltar and Flat Rock Company abandoned the canal concept entirely in favor of building a plank road from Gibraltar to Flat Rock, and by the 1880s the corporation was dissolved. The canal's failure ensured that Flat Rock would not develop as a canal town, leaving the community in the agricultural condition that persisted until Henry Ford's Village Industries program provided an alternative industrial foundation beginning in 1922. The visible canal remnant — a shallow linear depression running parallel to the Huron River — survives today east of the Fiorelli's parking lot at 26123 E. Huron River Drive, where portions of the excavated channel can still be traced despite partial filling by adjacent property owners over the intervening decades.

Statement of Significance/Recommendation of Eligibility

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

The Gibraltar and Flat Rock Company Canal site is recommended as Contributing to the Flat Rock Historical District under Criterion A for Transportation, Commerce, and Community Planning and Development, and under Criterion D for its archaeological information potential.

The canal represents Flat Rock's most ambitious pre-industrial infrastructure project and documents a critical chapter in the community's development that directly shaped the physical and economic landscape the Village Industries program would later transform. The Gibraltar and Flat Rock Company was incorporated on July 13, 1836, by Benjamin B. Kercheval, Joshua Howard, Phineas Davis, Enoch Jones, James H. Forsyth, Peter Godfroy, Harry Conant, Charles Noble, and others for the purpose of constructing a canal connecting the village of Gibraltar on the Huron River through Flat Rock to Ypsilanti, with mills and hydraulic works along the route. The venture was conceived during the canal-building era that followed the

transformative success of the Erie Canal in 1825, which had itself triggered the "Michigan Fever" migration that brought settlers to the territory. The Flat Rock canal was intended to replicate on a regional scale the economic transformation that the Erie Canal had achieved nationally — connecting communities along the Huron River corridor to broader markets and enabling water-powered milling and manufacturing.

The project attracted investment at the highest levels of American public life. Daniel Webster, the Whig Senator from Massachusetts and one of the foremost orators and statesmen of the era, visited Flat Rock on July 11, 1837, to inspect the venture. Webster met with Phineas Davis at Gibraltar and became an investor in both the Gibraltar and Flat Rock Company and the Bank of Gibraltar. Webster's involvement — he would later die in 1852 saddled with considerable debt partly attributable to this failed venture — connects this modest canal trace in Flat Rock to the national narrative of speculative investment, wildcat banking, and infrastructure ambition that characterized the Jacksonian era.

The Bank of Gibraltar, incorporated in August 1837 under Michigan's Wildcat Banking Act of March 15, 1837, was organized specifically to finance the canal. Colonel Joshua Howard served as both Bank President and principal shareholder of the Gibraltar and Flat Rock Company, intertwining the financial and construction enterprises. The bank was one of the institutions spawned by the banking deregulation that followed Andrew Jackson's veto of the National Bank charter renewal in 1836 — part of the wave of state-chartered "wildcat banks" that proliferated in frontier territories before the Panic of 1837 and subsequent economic collapse destroyed most of them. The Bank of Gibraltar closed in June 1838, only four of Michigan's Wildcat Banks survived past 1839, and the canal was left incomplete at approximately three miles of excavation.

The canal's failure proved consequential for Flat Rock's subsequent development. The arrival of railroad technology — the first tracks in Michigan connected Adrian and Toledo in 1833, initially horse-powered — rendered the canal concept obsolete even as it was being dug. By 1852, the Gibraltar and Flat Rock Company had abandoned the canal entirely and decided to build a plank road instead, and by the 1880s the corporation was dissolved. The failure of the canal venture meant that Flat Rock's economic development would not follow the canal-town model that shaped communities along the Erie Canal and its imitators, leaving the community in the agricultural condition that persisted until Henry Ford's Village Industries program provided an alternative industrial foundation in 1922. The canal's excavation beginning at Jacob Vreeland's flour mill directly connects this infrastructure project to the founding family's economic activities and to the specific site where Ford would later build the Lamp Factory — creating a physical continuity between the community's two most significant industrial ventures, separated by nearly a century.

The site retains integrity of location — the canal trace remains in its original alignment parallel to the Huron River. Design integrity is partially preserved in the legible linear depression that documents the canal prism's alignment and cross-section. Materials and workmanship are diminished by partial filling and natural erosion over nearly two centuries, though the earthwork itself constitutes the surviving material evidence. Setting is strong — the canal trace maintains its spatial relationship to the Huron River, the E. Huron River Drive corridor, and the surrounding community. Feeling and association are reinforced by the canal's visibility from the Fiorelli's parking lot and its proximity to the sites of the Vreeland flour mill and the later Ford Lamp Factory.

Under Criterion D, the unexcavated portions of the canal trace retain archaeological information potential. Subsurface investigation could yield evidence of 1830s canal-building techniques, tool marks, construction sequences, and potentially artifacts associated with the Greene excavation crew — data that would contribute to understanding frontier infrastructure projects in territorial Michigan.

This site is recommended as CONTRIBUTING to the Flat Rock Historical District. The Gibraltar and Flat Rock Company Canal, excavated 1836–1838 with investment from Daniel Webster and financing through the wildcat Bank of Gibraltar, represents Flat Rock's most ambitious pre-industrial infrastructure project. The visible canal remnant — a linear depression parallel to the Huron River — documents the community's first attempt at large-scale economic development, a venture whose failure left Flat Rock in the agricultural condition that persisted until Ford's Village Industries transformation. The canal's origin at Jacob Vreeland's flour mill creates direct physical continuity between the founding family's enterprises and the site Ford would later select for the Lamp Factory. Despite partial filling by property owners, the canal trace retains sufficient integrity of location, design, setting, feeling, and association to convey its significance, with additional information potential under Criterion D. The connection to Daniel Webster, the Wildcat Banking era, and the national canal-building movement gives this site significance extending well beyond the local level.

References

List references used to research and evaluate the individual property.

Lesley Gilliland Harkai, "The "Wildcat" Bank of Gibraltar & The Gibraltar and Flat Rock Company," The Telegraph (Flat Rock, Michigan), vol. xlix, issue 1, April 2023; Flat Rock Historical Society; imaged, FRHS (<https://acrobat.adobe.com/id/urn:aaid:sc:US:6a638808-235a-45ca-a953-4df2c2506353> : accessed 26 Feb 2026).