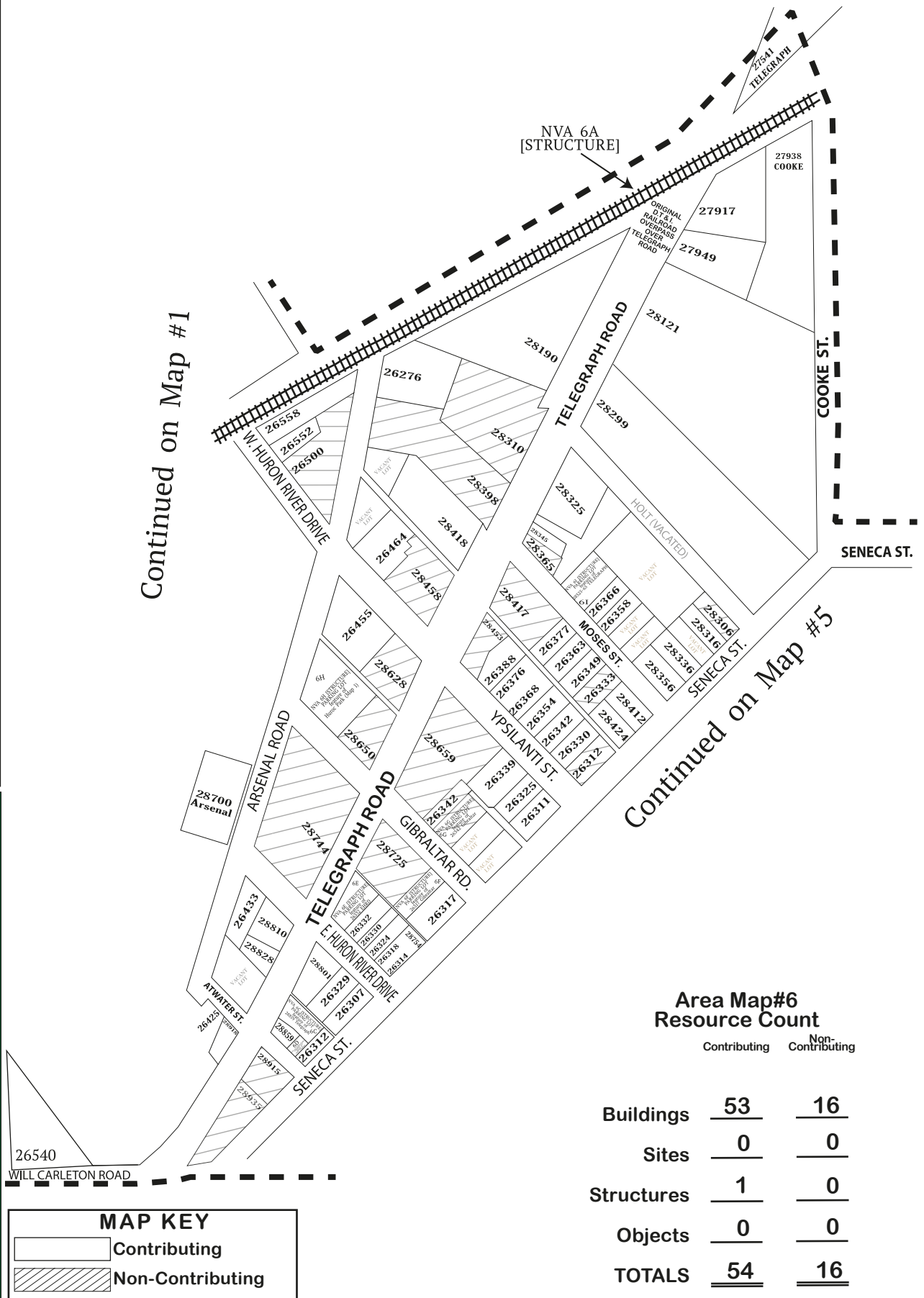


# Flat Rock Historical District (Proposed July 2025)

City of Flat Rock  
Wayne County, Michigan

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



## PARTIAL HISTORIC DISTRICT BOUNDARY - AREA MAP #6

Based on Historic Plats:  
Henry Moses Sub. (July 1925)  
Flat Rock Assessor's Plat No. 1 (June 1932)  
Flat Rock Assessor's Plat No. 2 & 4 (May 1940)

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

AREA #6 LIST

No.	id	Street	Direction	Parcel				Year	Status	Type	desc	
6 1	28700	Arsenal Road	No	58	093	99	0006	000	1960	CONTRIBUTOR	BUILDING	Train Museum
6 2	26312	Atwater St.	No	58	094	02	0114	000	1910	CONTRIBUTOR	BUILDING	Residence
6 3	26425	Atwater St.	Sou	58	093	99	0008	000	1976	NON-CONTRIBUTOR	BUILDING	Atwater Tacos
6 4	27938	Cooke St.	We	58	091	01	0028	001	1929	CONTRIBUTOR	BUILDING	FLAT ROCK BAGGING
6 5	26314	E. Huron River Drive	No	58	094	02	0106	000	1890	CONTRIBUTOR	BUILDING	Cupcakery
6 6	26318	E. Huron River Drive	No	58	094	02	0106	000	1855	CONTRIBUTOR	BUILDING	Strands
6 7	26324	E. Huron River Drive	No	58	094	02	0105	000	1940	CONTRIBUTOR	BUILDING	Tattoo/Apartment
6 8	26307	E. Huron River Drive	Sou	58	094	02	0107	000	1920	CONTRIBUTOR	BUILDING	Bobcean
6 9	26329	E. Huron River Drive	Sou	58	094	02	0108	000	1970	CONTRIBUTOR	BUILDING	Do-It Center
6 10	26433	E. Huron River Drive	Sou	58	094	02	0124	000	1870	CONTRIBUTOR	BUILDING	House - Michaels on the River
6 11	26342	Gibraltar Rd.	No	58	094	02	0093	304	2003	NON-CONTRIBUTOR	BUILDING	Urgent Care
6 12	26317	Gibraltar Rd.	Sou	58	094	02	0097	000	1925	CONTRIBUTOR	BUILDING	SHAG***2019
6 13	26276	Heier Ct.	Sou	58	091	01	0016	301	1939	CONTRIBUTOR	BUILDING	HEIER HOUSE
6 14	26358	Moses	No	58	094	05	0011	000	1950	CONTRIBUTOR	BUILDING	Residence
6 15	26366	Moses	No	58	094	05	0010	000	1953	CONTRIBUTOR	BUILDING	Residence
6 16	26333	Moses	Sou	58	094	06	0006	000	1939	NON-CONTRIBUTOR	BUILDING	Altered
6 17	26349	Moses	Sou	58	094	06	0005	002	1927	CONTRIBUTOR	BUILDING	Residence
6 18	26363	Moses	Sou	58	094	06	0004	000	1960	CONTRIBUTOR	BUILDING	Church
6 19	26377	Moses	Sou	58	094	06	0003	000	1960	CONTRIBUTOR	BUILDING	Church storage
6 20	28306	Seneca St.	We	58	094	05	0019	000	1998	NON-CONTRIBUTOR	BUILDING	Residence
6 21	28316	Seneca St.	We	58	094	05	0018	000	1930	CONTRIBUTOR	BUILDING	Residence
6 22	28336	Seneca St.	We	58	094	05	0016	000	1948	CONTRIBUTOR	BUILDING	Residence
6 23	28356	Seneca St.	We	58	094	05	0014	000	1880	CONTRIBUTOR	BUILDING	Smith Chamberlin
6 24	28412	Seneca St.	We	58	094	01	0010	000	1922	CONTRIBUTOR	BUILDING	Residence
6 25	28424	Seneca St.	We	58	094	01	0011	000	1918	CONTRIBUTOR	BUILDING	Residence
6 26	28754	Seneca St.	We	58	094	02	0106	000	1920	CONTRIBUTOR	BUILDING	Apartments/Doc
6 27	28190	Telegraph Road	No	58	091	01	0016	310	1975	CONTRIBUTOR	BUILDING	Calders***1997
6 28	28310	Telegraph Road	No	58	091	01	0035	000	1973	NON-CONTRIBUTOR	BUILDING	Pool Shop
6 29	28398	Telegraph Road	No	58	091	01	0014	002	1985	NON-CONTRIBUTOR	BUILDING	Jets Pizza
6 30	28418	Telegraph Road	No	58	091	01	0037	001	1950	CONTRIBUTOR	BUILDING	Jims Butcher
6 31	28458	Telegraph Road	No	58	094	02	0141	000	1994	NON-CONTRIBUTOR	BUILDING	Shell Station
6 32	28628	Telegraph Road	No	58	094	02	0140	000	1995	NON-CONTRIBUTOR	BUILDING	Remax
6 33	28650	Telegraph Road	No	58	094	02	0131	000	1990	NON-CONTRIBUTOR	BUILDING	Frost/Remer
6 34	28744	Telegraph Road	No	58	094	02	0125	000	1982	NON-CONTRIBUTOR	BUILDING	SENIOR CO-OP
6 35	28810	Telegraph Road	No	58	094	02	0123	000	1940	CONTRIBUTOR	BUILDING	Van Riper Dealer
6 36	28828	Telegraph Road	No	58	094	02	0122	000	1930	CONTRIBUTOR	BUILDING	Michaels on the River
6 37	28918	Telegraph Road	No	58	094	02	0118	000	1965	CONTRIBUTOR	BUILDING	Dairy Queen

AREA #6 LIST

No.	id	Street	Direction	Parcel				Year	Status	Type	desc	
6 38	27541	Telegraph Road	Sou	58	091	01	0021	315	1956	CONTRIBUTOR	BUILDING	HILLCREST
6 39	27917	Telegraph Road	Sou	58	091	01	0026	000	1957	CONTRIBUTOR	BUILDING	Flat Rock Bagging
6 40	27949	Telegraph Road	Sou	58	091	01	0027	000	1918	CONTRIBUTOR	BUILDING	Flat Rock Bagging
6 41	28121	Telegraph Road	Sou	58	091	01	0028	002	1970	CONTRIBUTOR	BUILDING	Murrays Used Cars
6 42	28299	Telegraph Road	Sou	58	091	01	0032	301	1957	CONTRIBUTOR	BUILDING	Adolphs Towing
6 43	28325	Telegraph Road	Sou	58	094	05	0007	002	1970	CONTRIBUTOR	BUILDING	Pet Needs/Kinney
6 44	28345	Telegraph Road	Sou	58	094	05	0007	001	1972	CONTRIBUTOR	BUILDING	Tasty Boy
6 45	28365	Telegraph Road	Sou	58	094	05	0035	000	2022	NON-CONTRIBUTOR	BUILDING	Laundromat
6 46	28417	Telegraph Road	Sou	58	094	02	0074	300	1999	NON-CONTRIBUTOR	BUILDING	Monroe Bank
6 47	28453	Telegraph Road	Sou	58	094	02	0075	000	1985	NON-CONTRIBUTOR	BUILDING	Marathon
6 48	28659	Telegraph Road	Sou	58	094	02	0086	304	1999	NON-CONTRIBUTOR	BUILDING	RITE-AID
6 49	28725	Telegraph Road	Sou	58	094	02	0100	000	2002	NON-CONTRIBUTOR	BUILDING	5/3 BANK
6 50	28801	Telegraph Road	Sou	58	094	02	0109	000	1950	CONTRIBUTOR	BUILDING	Station 24
6 51	28859	Telegraph Road	Sou	58	094	02	0112	000	1890	CONTRIBUTOR	BUILDING	Masonic
6 52	28915	Telegraph Road	Sou	58	094	02	0116	000	1988	NON-CONTRIBUTOR	BUILDING	Oil Change
6 53	28935	Telegraph Road	Sou	58	094	02	0117	000	1970	NON-CONTRIBUTOR	BUILDING	Muffler
6 54	26540	Will Carleton Road	North						1855	CONTRIBUTOR	BUILDING	Daniel Vreeland's House
6 55	26464	W. Huron River Drive	No	58	094	02	0144	000	1961	CONTRIBUTOR	BUILDING	Mutt Hutt
6 56	26500	W. Huron River Drive	No	58	092	01	0039	301	1998	NON-CONTRIBUTOR	BUILDING	Dentist
6 57	26552	W. Huron River Drive	No	58	092	01	0043	006	1925	CONTRIBUTOR	BUILDING	Residence
6 58	26558	W. Huron River Drive	No	58	092	01	0043	002	1946	CONTRIBUTOR	BUILDING	Kates Kitchen
6 59	26455	W. Huron River Drive	Sou	58	094	02	0137	000	1970	CONTRIBUTOR	BUILDING	AT&T
6 60	26312	Ypsilanti St.	No	58	094	02	0082	000	1998	NON-CONTRIBUTOR	BUILDING	Residence
6 61	26330	Ypsilanti St.	No	58	094	02	0081	000	1950	CONTRIBUTOR	BUILDING	Residence
6 62	26342	Ypsilanti St.	No	58	094	02	0080	000	1970	CONTRIBUTOR	BUILDING	Residence
6 63	26354	Ypsilanti St.	No	58	094	02	0079	000	1920	CONTRIBUTOR	BUILDING	Haase
6 64	26368	Ypsilanti St.	No	58	094	02	0078	000	1948	CONTRIBUTOR	BUILDING	Haase
6 65	26376	Ypsilanti St.	No	58	094	02	0077	002	1940	CONTRIBUTOR	BUILDING	Haase
6 66	26388	Ypsilanti St.	No	58	094	02	0077	001	1926	CONTRIBUTOR	BUILDING	Rosies Pizza
6 67	26311	Ypsilanti St.	Sou	58	094	02	0083	000	1870	CONTRIBUTOR	BUILDING	Residence
6 68	26325	Ypsilanti St.	Sou	58	094	02	0084	000	1929	CONTRIBUTOR	BUILDING	Residence
6 69	26339	Ypsilanti St.	Sou	58	094	02	0085	301	1900	CONTRIBUTOR	BUILDING	Residence
6 70	NVA	64 Telegraph Road	South						1920	CONTRIBUTOR	STRUCTURE	DT&I Overpass

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

Street Address		28700 Arsenal Road			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_093_99_0006_000			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.097430		Long: -83.29458	
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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

Construction Date	1960
Architectural Style	Mid-Century Modern/International Style
Building Form	One-story linear institutional building
Roof Form	Flat roof
Roof Materials	Concrete
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Fixed and ribbon windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

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

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The property at 28700 Arsenal Road North is a one-story mid-century modern institutional building constructed in 1960 during the Late Period of Significance for the Flat Rock Historical District. The building represents the type of modern commercial and institutional construction that characterized Flat Rock's continued development during the post-World War II era, when the community was experiencing ongoing growth related to Henry Ford's Village Industries legacy and the expanding industrial base that had transformed the area since the 1920s.

The building exhibits characteristic mid-century modern design principles through its clean, horizontal lines and emphasis on functional geometry. The structure displays a linear plan form that extends along Arsenal Road, creating a substantial street presence while maintaining the low-profile aesthetic typical of institutional buildings constructed during the 1960s. This horizontal emphasis reflects the influence of the International Style and mid-century modernism on commercial and institutional architecture during this period.

The exterior walls are constructed of brick veneer in a warm brown or tan color that provides both durability and visual appeal appropriate for institutional use. The brick construction demonstrates the continued preference for masonry materials in mid-century commercial buildings, while the clean, unadorned installation reflects the modernist aesthetic that had become dominant in institutional architecture by 1960. The brick is laid in a standard running bond pattern that creates a uniform, professional appearance consistent with the building's institutional function.

A distinctive architectural feature of this building is its extensive use of ribbon windows that create horizontal bands of glazing along the primary facade. These windows reflect classic mid-century modern design principles that emphasized the integration of interior and exterior spaces through generous use of glass and the creation of visual connections between building occupants and the surrounding environment. The windows appear to be original aluminum-framed units that maintain appropriate proportions and configurations consistent with 1960s institutional construction.

The building features a flat roof system typical of mid-century modern institutional design. This roof configuration reflects both the influence of modernist architectural principles and the practical considerations of institutional construction during this period, when flat roofs were preferred for their economy, ease of construction, and compatibility with mechanical systems. The roofline creates a clean, unadorned profile that emphasizes the building's horizontal character and geometric simplicity.

The main entrance appears to be clearly defined and accessible, reflecting mid-century attention to functional design and user accessibility. The entrance treatment, while modest, provides appropriate shelter and creates a welcoming approach to the building that serves its current function as a train museum. This entrance design demonstrates the mid-century preference for straightforward, functional solutions over elaborate decorative treatments.

The foundation consists of concrete construction typical of mid-century institutional building practices. The foundation appears to be in good condition and provides appropriate support for the building's masonry construction. The building sits at grade level, creating an accessible relationship with the surrounding site that reflects mid-century planning principles.

The property is situated on a site that provides appropriate parking and circulation areas for its institutional use. The site development reflects mid-century planning approaches that emphasized automobile access and functional site organization. The current use as a train museum is particularly appropriate given Flat Rock's significant association with railroad transportation through the Detroit, Toledo and Ironton Railroad that Ford brought to the community in the 1920s.

## **History of the Resource**

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

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at 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 building meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's institutional and commercial development during the Late Period of Significance.

#### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the continued community development that occurred in Flat Rock during the post-World War II period within the Late Period of Significance. Constructed in 1960, the building demonstrates the type of institutional and commercial construction that characterized Flat Rock's ongoing growth and modernization during the era of sustained industrial development that followed Henry Ford's original Village Industries initiatives.

The building represents the evolution of Flat Rock from Ford's original rural industrial vision to a more fully developed community with modern institutional facilities capable of serving both residents and the broader region. This evolution reflects the successful long-term impact of Ford's industrial initiatives and the community's ability to adapt and grow while maintaining its essential character. The building's current use as a train museum creates a particularly appropriate connection to Flat Rock's transportation heritage through the D.T.&I. Railroad.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of mid-century modern institutional architecture. The building demonstrates the influence of modernist design principles on commercial and institutional construction during the 1960s, featuring characteristic elements such as horizontal emphasis, ribbon windows, flat roof configuration, clean geometric lines, and emphasis on functional design that distinguished mid-century architecture from earlier stylistic traditions.

#### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the developed area of Flat Rock that reflects the community's post-war growth.

**Design:** The property retains excellent integrity of design. The original mid-century modern form, ribbon window configuration, flat roof system, horizontal emphasis, and overall geometric composition remain intact and clearly express the building's 1960s institutional design intent.

**Materials:** The building retains strong integrity of materials. The brick veneer exterior, aluminum window frames, flat roof system, and concrete foundation appear to be largely original and maintain the building's authentic mid-century material character.

**Workmanship:** The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and design details remain evident and reflect the quality institutional construction methods employed during the mid-century modern period.

**Setting:** The building retains good integrity of setting within the developed area of Flat Rock that reflects the community's post-war institutional and commercial growth. The site configuration and surrounding context remain consistent with mid-century development patterns.

**Feeling:** The property retains strong integrity of feeling as a mid-century modern institutional building within a community that experienced sustained growth during the post-war period. The building successfully conveys the character of progressive institutional development during Flat Rock's Late Period of Significance.

**Association:** The building maintains clear integrity of association with the themes of community development and modernization that characterized Flat Rock's Late Period of Significance, and its current use as a train museum creates appropriate associations with the community's transportation heritage.

**Historic District Recommendation:**

This property should be classified as contributing to the Flat Rock Historical District. The 1960 construction date falls within the Late Period of Significance (1922-1972) and represents important themes of community development and architectural modernization that continued throughout the mid-20th century. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The building represents the successful long-term development of Flat Rock's institutional infrastructure, showing how the community continued to grow and modernize while building upon the foundation established by Ford's Village Industries program. The mid-century modern design reflects the community's engagement with contemporary architectural trends while serving practical institutional needs. The building's current use as a train museum creates an appropriate interpretive connection to Flat Rock's significant transportation heritage through the D.T.&I. Railroad that Ford brought to the community. This continuity of development and adaptive reuse is an important part of the district's overall historical narrative.

**SHPO Compliance Recommendation:** CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's institutional development and architectural evolution during the established 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\_093\_99\_0006\_000; citing records held by the City of Flat Rock.

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

Street Address	26312 Atwater Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0114_000 Lot 114 Assessor's Flat Rock Plat No. 4 May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.095310	Long: -83.293590	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1910
Architectural Style	Vernacular Multifamily
Building Form	Two-story multifamily residential block
Roof Form	Hip Roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood with stone veneer wainscot
Foundation Materials	Concrete/stone
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Social History			
Period of Significance	1834-1920s (Early Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	26312 Atwater			
Historic/Original Owner	Hazel Bunte Cunliffe			
Historic Building Use	Multifamily residence			
Current Building Use	Multifamily residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

## Narrative Architectural Description

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

The property at 26312 Atwater St. North is a two-story vernacular multifamily residential building constructed in 1910 during the Early Period of Significance for the Flat Rock Historical District. The building represents the type of practical, economical multifamily housing that was constructed in small Michigan communities during the early 20th century to accommodate working families in the evolving economy that was transitioning from agriculture and milling toward the industrial development that would soon transform Flat Rock with Henry Ford's arrival in 1922.

The building exhibits a substantial two-story hip-roof form that maximizes residential space while creating an efficient, economical structure suitable for multifamily occupancy. The hip roof configuration, with its four sloping planes meeting at a central ridge, represents a practical approach to residential design that provides weather protection while accommodating multiple dwelling units within a single structure. This form was particularly well-suited to the needs of working-class families who required affordable housing options in developing industrial communities. The roof is covered with asphalt shingles that appear to be in good condition.

The building displays a linear plan form that extends along Atwater Street, creating multiple residential units within a single structure while maintaining appropriate scale and proportion for the residential neighborhood context. This multifamily configuration reflects the practical housing needs of early 20th-century communities where single-family homes were not always economically feasible for all residents, particularly in areas experiencing economic transition and growth.

The exterior walls have been extensively renovated with contemporary materials that represent significant alterations to the building's original appearance while preserving the underlying historic form and structure. The upper portion of the building is clad in vinyl siding installed over the original wood siding, a common maintenance practice that provides weather protection while preserving the underlying historic fabric. The lower portion features a stone veneer wainscot that represents a more recent aesthetic improvement but maintains the building's substantial appearance and provides visual weight appropriate to its multifamily function.

The fenestration pattern consists of regularly spaced double-hung sash windows that appear to be vinyl replacement units maintaining appropriate proportions and configurations consistent with the original design intent. The windows are arranged in a systematic pattern that reflects the building's multifamily function while creating an orderly, balanced appearance on the primary facade. Multiple entrance doors provide access to individual residential units, demonstrating the building's continued use for its original multifamily purpose.

A notable feature of the building is the presence of a brick chimney that indicates interior heating systems appropriate for Michigan's climate. The chimney represents an important functional element that contributes to the building's authentic character as early 20th-century residential construction. The building also includes modern amenities such as air conditioning units that demonstrate its continued adaptation for contemporary residential use while maintaining its essential multifamily function.

The foundation appears to be concrete or stone construction typical of early 20th-century building practices. The foundation is largely concealed by the stone veneer wainscot and grading but appears to provide adequate support for the building's substantial two-story construction. The building sits at an appropriate relationship to the street, maintaining the setback patterns established in Vreeland's original village development.

The property demonstrates the continuing evolution of residential neighborhoods through appropriate maintenance and improvement while preserving essential historic character. The combination of historic form with contemporary materials represents a practical approach to building preservation that maintains the structure's contribution to the historic streetscape while ensuring its continued viability for 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 1939, Carl & Sally Bain and family were living at 26312 Atwater.<sup>1</sup> In 1939, Debs & Pearl Manus were living at 26312 Atwater.<sup>2</sup> In 1940, Carl & Salley Bain and daughter were living at 26312 Atwater St., and Carl was employed as a laborer for the lamp factory.<sup>3</sup> In 1940, J. Avery & Hazel Cunliffe were living at 26312 Atwater St., and J. Avery was employed as a salesman selling auto parts.<sup>4</sup> In 1950, Paul & Magdalene Weirman and daughters resided at 26312 Ypsilanti; and Paul worked as a Brakeman for the Railroad.<sup>5</sup>

This building belonged to Hazel Cunliffe. She told me that she used to sit in her office on Saturday night and watch members of the Eastern Star on their way to the Masonic Temple in their long gowns and other finery.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

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

The building at 26312 Atwater is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. Despite significant material alterations, the building retains sufficient integrity to convey its historical significance and represents an important component of Flat Rock's early multifamily residential development during the Early Period of Significance.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the multifamily housing development that occurred in Flat Rock during the Early Period of Significance, when the community was evolving from its agricultural and mill-based origins to accommodate the more diverse population that would be needed to support the industrial transformation beginning with Henry Ford's Village Industries program in 1922. Constructed in 1910, the building demonstrates the type of practical working-class housing that was being developed to serve families drawn to Flat Rock's evolving economy.

The building represents an important aspect of early 20th-century community development in small Michigan towns, where multifamily housing provided affordable residential options for working families who might not have been able to afford single-family homes. This type of housing was essential to community growth and economic development, providing the residential infrastructure necessary to support an expanding workforce in communities transitioning from agricultural to industrial economies.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of early 20th-century vernacular multifamily residential architecture. Despite material alterations, the building retains its essential design characteristics including the hip-roof form, two-story massing, systematic fenestration pattern, and multifamily configuration that distinguish it as an authentic example of practical residential construction from the 1910s.

### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the residential area that developed from Michael Vreeland's original village plat.

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

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

<sup>3</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 71, for Carl & Sally Bain and daughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QS7-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.

<sup>4</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 12A, dwelling 233, for J. Avery & Hazel Cunliffe ; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QS7-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.

<sup>5</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 20, for Paul & Magdalene Weirman and daughters; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

<sup>6</sup> 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.

**Design:** The property retains good integrity of design despite material alterations. The original hip-roof form, two-story massing, linear plan configuration, systematic window placement, and multifamily arrangement remain intact and clearly express the building's early 20th-century multifamily residential design intent.

**Materials:** The building retains moderate integrity of materials. While the exterior has been extensively altered with vinyl siding and stone veneer, these alterations have been applied over the original structure, preserving the underlying historic fabric. The roof, foundation, and structural elements maintain sufficient material integrity to support contributing status.

**Workmanship:** The property demonstrates adequate integrity of workmanship. While contemporary materials have obscured some original craftsmanship details, the overall construction quality, proportional relationships, and structural integrity remain evident and reflect early 20th-century residential building practices.

**Setting:** The building retains excellent integrity of setting within the historic residential neighborhood of Flat Rock. The street relationship, lot configuration, and surrounding residential context remain consistent with early 20th-century development patterns.

**Feeling:** The property retains adequate integrity of feeling as an early 20th-century multifamily residential building despite material alterations. The building's scale, massing, and residential character continue to convey its historic function and period of construction.

**Association:** The building maintains clear integrity of association with the themes of early residential development and working-class housing that characterized Flat Rock's Early Period of Significance.

**Historic District Recommendation:**

This property should be classified as contributing to the Flat Rock Historical District. The 1910 construction date falls within the Early Period of Significance (1834-1920s), and the building represents important themes of multifamily housing development and working-class residential construction that were essential to the community's ability to accommodate population growth during the transition toward industrial development. While the building has undergone significant material alterations, it retains sufficient integrity of design, location, setting, and association to convey its historical significance.

The building demonstrates an important but often underrepresented aspect of early 20th-century community development - the provision of affordable multifamily housing for working families. This type of practical residential construction was essential to communities like Flat Rock that were preparing to accommodate the workforce needs associated with industrial development. The building's continued use for its original multifamily purpose demonstrates the success of this early residential planning and its continued relevance to community housing needs.

**SHPO Compliance Recommendation:** CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for contributing status despite material alterations, as it retains sufficient integrity to convey its historical significance and represents important themes in the community's early residential development during the established 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\_02\_0114\_000; citing records held by the City of Flat Rock.

Plat map of **Assessor's Flat Rock Plat No. 4** of a part of the S ½ of frac. sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May 1940; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>: accessed 17 June 2025) Search Plat Records > record number "PLATS-27887" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

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

Street Address		26425 Atwater			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_093_99_0008_000			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)			Lat: 42.0952977	Long: -83.2949043	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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

Construction Date	1976
Architectural Style	Vernacular Commercial
Building Form	One-story commercial block
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing membrane
Exterior Wall Materials	Metal siding over original masonry
Foundation Materials	Concrete
Window Materials	Aluminum storefront glazing
Window Type	Fixed storefront windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

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

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

## Narrative Architectural Description

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

This 1976 commercial building is a single-story structure situated on Atwater Street in Flat Rock. Originally constructed as a canoe rental business, the building was substantially remodeled in 2018 to accommodate restaurant use and currently operates as Atwater Street Tacos. The building represents commercial development that occurred after the district's period of significance and has been significantly altered from its original appearance.

The building exhibits modern commercial characteristics with a simple rectangular plan and flat or low-slope roof typical of utilitarian commercial construction from the 1970s. The roof structure is not prominently visible from street level, reflecting the functional, economical approach to commercial building design that characterized this period.

The exterior walls are clad in a combination of materials including metal panels and vinyl siding in neutral tones (beige/tan and gray). These materials represent both the original 1970s construction approach and the 2018 remodeling that updated the building's appearance for restaurant use. The mixed materials create visual interest while maintaining a contemporary commercial appearance.

The storefront features large commercial display windows with aluminum or vinyl framing that allows visibility into the restaurant interior, which is essential for attracting customers and creating an inviting commercial presence. A blue fabric awning spans the central storefront area, providing sun control and visual branding for the current restaurant use. The storefront configuration appears to have been substantially modified during the 2018 remodel to better suit restaurant operations.

The building displays prominent signage reading "ATWATER STREET TACOS" with decorative elements including what appear to be stylized taco or bell shapes flanking the text. Additional signage on a freestanding pole structure provides visibility from the street. The signage reflects contemporary commercial branding practices.

The 2018 remodel substantially altered the building's original appearance and configuration to accommodate its conversion from canoe rental use to restaurant use. This major remodel likely included modifications to the storefront, interior layout, mechanical systems, and exterior finishes, significantly changing the building from its original 1976 design.

The building sits on a concrete slab foundation typical of commercial construction. The property includes paved parking areas that serve the current restaurant use and reflect automobile-oriented commercial development patterns.

## History of the Resource

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

The site's historical significance begins in 1818 when Solomon Sibley purchased 300 acres of former Indian reservation land. In 1824, Sibley sold the property to Jacob and Michael Vreeland, with Jacob being a Revolutionary War veteran who had moved west seeking new opportunities. The Vreelands established the industrial foundation of Flat Rock by constructing a water-powered grist mill and lumber mill on this property, fed by a mill race that brought water from a dam upstream near the present location of the Flat Rock dam and continued downstream to additional lumber mill operations.

The site's industrial importance continued through multiple ownership changes that reflect broader patterns of American economic development. In 1836, the Vreelands sold to the Gibraltar Canal Company, representing the canal-building boom of the 1830s, though this venture failed in 1838 after completing only a small section of canal. In 1872, George and Curtis Metler purchased the property and built a lumber mill and flour mill, with the flour mill burning in 1882 and being replaced by a larger, state-of-the-art mill that reflected the technological advancement of late 19th-century milling operations.

The site's connection to Henry Ford and the Late Period of Significance is particularly important. In 1918, Ford purchased the property and operated the mill during World War I as part of his broader vision for Flat Rock. Ford's acquisition of all properties with water rights below the dam enabled him to build his own dam to create electricity for the entire town. He electrified the mill, filled in the historic mill race, and rented the operation to Frank Cornwell, demonstrating his systematic approach to modernizing and integrating Flat Rock's industrial infrastructure. This represents a direct connection between the Early Period industrial foundation established by the Vreelands and Ford's Late Period transformation of the community.

The mill continued operation until it burned down in 1966, ending over 140 years of continuous milling operations at this site. In 1976, a metal building was erected for a kayak and canoe rental business, and the site has since served various commercial functions including an arcade, sporting goods store, driving school, and currently Atwater Street Tacos, demonstrating the continued commercial viability of this historically significant location.

Of particular archaeological significance, recent metal detecting on the property behind the building near the Huron River bank revealed a 19th-century mill shaft bearing with an 1830s English copper coin embedded within it as a bearing shim. This artifact, discovered in concrete near the river, provides tangible evidence of the continuous mill operations that

operated at this site from the Vreeland brothers' 1824 establishment through the Metler period (1872-1918) and Ford's ownership and modernization (1918-1949). The use of a soft copper coin as a machinery shim was a common 19th-century repair practice, and the dating of the coin to the 1830s corresponds directly with the peak period of Vreeland mill operations. This archaeological discovery, combined with the documented ownership and operational history, demonstrates that this site represents the single most important location for understanding Flat Rock's industrial evolution from its earliest days through Ford's transformation of the 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.*

This 1976 property is recommended as **Non-Contributing to the Flat Rock Historical District** and is **Not Eligible for the National Register**. The property was constructed outside the district's period of significance and has been substantially altered through a 2018 remodel, eliminating any potential historical significance it might have possessed.

**Outside Period of Significance:** Built in 1976, this building post-dates the Flat Rock Historical District's period of significance by approximately 1 year. While just beyond the typical 1975 cutoff, the building represents routine commercial development rather than continuation of the unique patterns that define the district's significance.

**Insufficient Age:** At approximately 49 years old, the building does not meet the National Register's 50-year threshold for historical significance consideration. Even upon reaching 50 years in 2026, the substantial 2018 alterations have compromised any integrity the building might have retained.

**Major Alterations:** The 2018 remodel substantially altered the building from its original 1976 appearance and canoe rental use. These alterations eliminated the building's ability to convey its original design, use, or period of construction, significantly compromising historical integrity.

**Standard Commercial Development:** The building represents routine commercial construction typical of 1970s utilitarian commercial buildings without distinctive architectural features or design innovation. The original canoe rental use, while potentially interesting, does not rise to the level of historical significance necessary for National Register eligibility.

**No Historical Association:** The building has no significant historical associations with events, persons, or development patterns that would justify eligibility. It represents standard commercial development that occurred after the district's significant periods and does not relate to the themes that make the district historically important.

**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), search by address or parcel number 58\_093\_99\_0008\_000; generically citing records held by the City of Flat Rock.

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

Street Address	27938_Cooke Street [Flat Rock Bagging]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0028_001 Lot 28 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.1018918	Long: -83.2885702	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1969
Architectural Style	Industrial Vernacular
Building Form	Industrial complex with multiple structures
Roof Form	Gable and shed roofs
Roof Materials	Metal roofing
Exterior Wall Materials	Metal siding
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Industrial sash and overhead doors
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type	5 Buildings / Industrial storage and processing buildings

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Industry; Transportation; Commerce			
Period(s) of Significance	1918-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Flat Rock Bagging /Site of Flat Rock Train Depot			
Current/Common Name	Flat Rock Bagging			
Historic/Original Owner	Unknown			
Historic Building Use	Industrial freight and logistics center			
Current Building Use	Industrial bagging and logistics operations			
Builder/Contractor	Unknown			

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

## Narrative Architectural Description

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

The complex consists of multiple industrial buildings arranged to facilitate efficient freight handling and processing operations. The buildings exhibit characteristic industrial vernacular architecture of the late 1960s, employing practical, economical construction methods designed to maximize functionality rather than aesthetic appeal. The structures feature simple gable and shed roof configurations that provide maximum interior clearance for industrial equipment and material storage while minimizing construction costs.

The buildings are clad in metal siding typical of late 20th-century industrial construction, providing durable, low-maintenance exterior surfaces appropriate for heavy industrial use. The metal siding reflects the evolution of industrial building materials during this period, when steel and aluminum products became standard for industrial applications due to their durability, fire resistance, and cost-effectiveness. The neutral colors and utilitarian appearance create a cohesive industrial aesthetic that prioritizes function over ornamentation.

The facility's design emphasizes efficient material handling and freight operations, with large overhead doors providing access for trucks and equipment. These doors reflect the increasing importance of truck transportation during the late 1960s, while the facility's strategic location adjacent to the former Detroit, Toledo and Ironton (D.T.&I.) Railroad demonstrates the continuing significance of rail transportation that Ford had established as a cornerstone of Flat Rock's industrial infrastructure in the 1920s.

A particularly significant aspect of this property is its location directly across the railroad tracks from the site of the original Flat Rock train depot. This positioning demonstrates the deliberate planning that characterized industrial development in Flat Rock, where facilities were strategically located to take advantage of both rail and truck transportation networks. The site has historically served as a freight center for the mills and other industrial operations throughout Flat Rock, facilitating the logistical movement of products that sustained the community's industrial economy.

The industrial complex includes multiple storage and processing buildings that accommodate the bagging and packaging operations that give the facility its name. These operations represent the type of value-added industrial processing that characterized Flat Rock's evolution from Ford's original Village Industries concept to a more diversified industrial community capable of supporting various manufacturing and processing activities.

The property demonstrates the practical, functional approach to industrial design that characterized the late 1960s, when industrial facilities emphasized efficiency, flexibility, and integration with transportation networks. The buildings' simple forms and standardized construction methods reflect the influence of modern industrial design principles that prioritized operational efficiency over architectural elaboration.

The site layout facilitates truck and rail access while providing adequate space for material storage and processing operations. Concrete paving and gravel surfaces create durable work areas appropriate for heavy industrial use, while chain-link fencing provides security for the industrial operations. These site improvements reflect standard industrial development practices of the period and demonstrate the facility's integration with Flat Rock's broader industrial infrastructure.

## History of the Resource

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

The property at 27938 Cooke St. West is an industrial complex constructed in 1969 during the final years of the Late Period of Significance for the Flat Rock Historical District. The facility represents the continuation and evolution of the industrial infrastructure that Henry Ford established with his Village Industries program with construction beginning in 1918, particularly demonstrating the ongoing importance of railroad transportation and freight logistics that became central to Flat Rock's industrial character throughout the mid-20th century.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at 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 industrial complex meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's continued industrial development during the final years of the Late Period of Significance.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the continuation and evolution of the industrial infrastructure that Henry Ford established in Flat Rock beginning with his Village Industries program in 1922. Constructed in 1969, just three years before the end of the Late Period of Significance, the facility demonstrates the lasting impact of Ford's industrial vision and the

continued viability of Flat Rock as an industrial center nearly fifty years after his initial investment in the community.

The facility's strategic location adjacent to the D.T.&I. Railroad and across from the former train depot site directly connects it to Ford's transportation initiatives that brought the railroad to Flat Rock in the 1920s. The building's function as a freight center for mills and other industrial operations demonstrates the continuing importance of the transportation infrastructure that Ford established and the ongoing industrial activity that sustained Flat Rock's economy throughout the mid-20th century.

The property represents the evolution of Flat Rock's industrial character from Ford's original Village Industries concept to a more diversified industrial community capable of supporting various manufacturing, processing, and logistics operations. This evolution demonstrates the successful long-term impact of Ford's industrial initiatives and the community's ability to adapt and expand its industrial base while maintaining its essential character as an industrial center.

**Integrity Assessment:**

**Location:** The building retains complete integrity of location, remaining on its original construction site adjacent to the railroad infrastructure that provides the context for its historical significance.

**Design:** The property retains excellent integrity of design. The original industrial complex form, building arrangement, material handling systems, transportation access, and overall site organization remain intact and clearly express the facility's 1969 industrial design intent.

**Materials:** The building retains strong integrity of materials. The metal siding, roofing systems, concrete foundations, and industrial door systems appear to be largely original and maintain the facility's authentic late 1960s industrial material character.

**Workmanship:** The property demonstrates good integrity of workmanship. The original construction techniques, structural systems, and industrial design details remain evident and reflect the quality industrial construction methods employed during the late 1960s.

**Setting:** The building retains excellent integrity of setting adjacent to the former D.T.&I. Railroad and within the industrial area of Flat Rock that developed during the Late Period of Significance. The transportation infrastructure and industrial context remain consistent with the facility's original function and significance.

**Feeling:** The property retains strong integrity of feeling as a late 1960s industrial facility within Flat Rock's established industrial district. The building successfully conveys the character of continued industrial development during the final years of the Late Period of Significance.

**Association:** The building maintains clear integrity of association with the themes of industrial development, transportation infrastructure, and economic continuity that characterized Flat Rock's Late Period of Significance and the lasting impact of Ford's Village Industries program.

**Historic District Recommendation:**

This property should be classified as contributing to the Flat Rock Historical District. The 1969 construction date falls within the Late Period of Significance (1920-1975), and the building represents important themes of industrial continuity and transportation infrastructure that directly resulted from Henry Ford's Village Industries program and railroad initiatives. The facility demonstrates excellent integrity across all seven aspects and clearly conveys its historical and industrial significance.

The building represents the successful long-term impact of Ford's industrial vision for Flat Rock, showing how the transportation infrastructure and industrial foundation he established in the 1920s continued to support economic development through the end of the period of significance. The facility's function as a freight center and its strategic location adjacent to Ford's railroad demonstrate the continuing importance of the industrial and transportation systems that defined Flat Rock's character throughout the mid-20th century.

The property's current continued use for industrial operations demonstrates the lasting viability of Ford's industrial development strategy and represents an important example of how historic industrial facilities can successfully adapt to changing economic conditions while maintaining their essential character and function. This continuity of industrial use is an important part of the district's overall historical narrative and demonstrates Flat Rock's ongoing role as an industrial center.

**References**

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number 58\_091\_01\_0028\_001; citing records held by the City of Flat Rock.

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

Street Address		26314 E. Huron River Drive [325 E. Huron River Drive]			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_094_02_0106_000 Lot 106 Flat Rock Assessors Plat No. 4 (May 1940)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.095950		Long: -83.292780	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1890
Architectural Style	Folk Victorian/Vernacular
Building Form	1.5 story gable-front cottage with rear elevation
Roof Form	Front-facing gable w/ rear addition
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard /Some Vinyl
Foundation Materials	Stone/concrete
Window Materials	Wood with some replacement
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>		
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>					
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District		
Not Eligible <input type="checkbox"/>						
Area(s) of Significance	Community Planning and Development; Architecture; Commerce; Social History					
Period(s) of Significance	1890-1920s (Early Period)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/>	Date(s):	
Current/Common Name	26314 E. Huron River Drive					
Historic/Original Owner	Pierson family					
Historic Building Use	Single-family residence					
Current Building Use	Commercial (bakery)					
Architect/Engineer/Designer	Unknown					
Builder/Contractor	Unknown					

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

## Narrative Architectural Description

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

The property at 26314 E. Huron River Drive North is a one-and-one-half story Folk Victorian cottage constructed in 1890 during the Early Period of Significance for the Flat Rock Historical District. Known historically as the Pierson House, the dwelling represents the type of modest yet well-crafted residential construction that characterized Flat Rock's development during the late 19th century, when the community was established around Michael Vreeland's mills and the agricultural economy that sustained families along the Huron River.

The building exhibits a classic gable-front form with rear ell, a popular and economical house type that became standard in small Michigan communities during the late 19th century. The front-facing gable creates a strong vertical emphasis that distinguishes the dwelling within the streetscape while the rear ell provides additional living space, demonstrating the practical approach to residential design that characterized vernacular architecture of this period. This form maximized living space on a modest lot while presenting an attractive, substantial appearance to the street.

The dwelling displays characteristic Folk Victorian design elements that reflect the influence of popular architectural styles on modest residential construction during the 1890s. While the building lacks the elaborate decorative details typical of high-style Victorian architecture, it incorporates simplified versions of popular design elements such as the prominent front gable, regular fenestration pattern, and proportional relationships that demonstrate the widespread influence of Victorian design principles on working-class housing.

The exterior walls are clad in wood clapboard siding that appears to retain much of its original character and material integrity. The horizontal lines of the clapboard create a pleasing textural quality that enhances the building's visual appeal and demonstrates the continued use of traditional wood siding materials during this period. The siding is painted in a light color with dark trim on the window shutters, creating an attractive two-tone color scheme that enhances the building's architectural details and provides visual contrast.

A notable feature of this dwelling is the covered front porch that has been enclosed to create additional interior space while maintaining the essential character of the original porch design. The enclosed porch features extensive glazing that provides generous natural light to the interior while maintaining visual connection with the street and neighborhood. This adaptation demonstrates the practical modifications that historic houses often undergo to meet changing needs while preserving their essential architectural character.

The fenestration pattern consists of regularly spaced double-hung sash windows that maintain appropriate proportions and configurations consistent with 1890s residential design. The windows include decorative shutters that add visual interest and reflect the Folk Victorian preference for modest decorative elements. Some windows appear to retain original wood frames and sash, while others may have been sensitively replaced with units that maintain appropriate proportions and character.

The main entrance is accessed through the enclosed front porch, which provides weather protection while maintaining an inviting approach to the building. The entrance arrangement reflects the building's current commercial use as a cupcakery while preserving the residential character that distinguishes this property as an authentic example of late 19th-century domestic architecture.

The foundation appears to be stone or early concrete construction typical of late 19th-century building practices. The foundation is largely concealed by landscaping and the enclosed porch but appears to be in good condition where visible. The building sits at an appropriate relationship to E. Huron River Drive, maintaining the setback patterns established in the residential development that followed Michael Vreeland's original village plat.

The property is situated on a well-maintained lot with mature landscaping that enhances its setting within the historic commercial and residential area along the Huron River. The building's location on E. Huron River Drive places it within the heart of Flat Rock's historic development, where residential and commercial activities were integrated in the compact, walkable community that characterized small Michigan towns during the late 19th century.

The building's current adaptive reuse as a commercial bakery represents a successful preservation approach that maintains the structure's contribution to the historic streetscape while providing for contemporary commercial use. This adaptive reuse demonstrates the continuing viability of historic residential architecture for appropriate commercial functions and preserves an important component of Flat Rock's Early 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.

The residence at 26314 E. Huron River was owned by the Pierson Family since before the Civil War.<sup>1</sup> Mrs. Lydia Pierson, widow of Conrad Pierson, was the last of the Pierson family to reside at 26314, and she died in 22 Dec 1911.<sup>2</sup> After Mrs. Pierson, Mrs. Mary Parsons was paying taxes on "a house and lot 4" in Flat Rock until her death in 1921.<sup>3</sup> In 1930, Clara Bevier and family were living at 325 Huron River Drive, and Clara was employed as a Cashier & Bookkeeper for the General Store.<sup>4</sup> In 1940, Walter & Mamie Stevenson and family were living at 26314 E. Huron River Drive, and Walter was employed in a local bakery.<sup>5</sup> The 1941 Sanborn shows the house at 26314 E. Huron River Drive is now the Telephone Exchange.<sup>6</sup> Since then, while retaining its outward appearance as a residence, the building at 26314 E. Huron River Drive has become a commercial space over the past fifty decades and has housed many small businesses, currently, it houses a boutique cupcake bakery.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at 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 Pierson House meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's residential development during the Early Period of Significance.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the residential development that occurred in Flat Rock during the Early Period of Significance, when the community was established around Michael Vreeland's mills and the agricultural economy that sustained families along the Huron River. Constructed in 1890, the Pierson House demonstrates the type of modest but well-crafted residential construction that provided housing for the families who formed the foundation of Flat Rock's community before Henry Ford's industrial transformation.

The dwelling represents the maturation of Flat Rock's residential development during the late 19th century, showing how the community had evolved from Michael Vreeland's original 1834 village plat into a stable residential area capable of supporting families engaged in milling, agriculture, and related economic activities. This residential foundation was crucial to Flat Rock's ability to accommodate the workforce that would be needed for Ford's Village Industries program and represents the community continuity that enabled successful transition from agricultural to industrial economy.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of late 19th-century Folk Victorian residential architecture. The Pierson House demonstrates the influence of popular Victorian design principles on modest residential construction in small Michigan communities, featuring characteristic elements such as the gable-front form with rear ell, regular fenestration pattern, wood clapboard siding, and simplified decorative details that distinguished Folk Victorian cottages from both earlier vernacular styles and more elaborate high-style Victorian architecture.

### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the

<sup>1</sup> Geil And Jones, Geil & Harley, Isaac G Freed, Worley & Bracher, and Harley & Siverd Geil. "Map of Wayne Co., Michigan, 1860," Philadelphia; imaged, *Library of Congress* (<https://www.loc.gov/item/2012593159/> : accessed 25 August 2025); citing detailed inset of Flat Rock town layout and business directory. **ALSO, 1900 Map Subdivision (annotated with property owners)** of part frac. sec 6 & 31, T5S R10E, Brownstown, Wayne Co. Flat Rock, MI, approved, 13 Dec 1900.

<sup>2</sup> "Michigan, Obituaries, 1820-2006", *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:QGPT-RSMC> : Tue Oct 08 22:38:40 UTC 2024), Entry for Mrs Lydia Pierson and Mrs J C Edwards, 1911.

<sup>3</sup> Brownstown Township, Wayne County, Michigan, "Tax Rolls 1864-1921," unpaginated, arranged alphabetically, Clerk's Office (vault), Brownstown Township.

<sup>4</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 223 (stamped), enumeration district (ED) 82-880, sheet 7A, dwelling 142, family 168, Clara Bevier and family; NARA microfilm publication T626, roll 1030; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-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.

<sup>5</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 16B, dwelling 320, for Walter & Mamie Stevenson and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3Q57-89M1-VWCZ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 36 of 1034; United States. National Archives and Records Administration.

<sup>6</sup> *Sanborn Fire Insurance Map from Flat Rock, Wayne County, Michigan*. Sanborn Map Company, Jan, 1941, image 2 of 4, for 325 or 26314 E. Huron River Drive; imaged, *Library of Congress* ([https://www.loc.gov/item/sanborn04008\\_002/](https://www.loc.gov/item/sanborn04008_002/): accessed 25 August 2025).

residential and commercial area that developed along the Huron River during the Early Period of Significance.

**Design:** The property retains excellent integrity of design despite the enclosure of the front porch. The original gable-front form with rear ell, fenestration pattern, entrance arrangement, and overall massing remain intact and clearly express the building's 1890s Folk Victorian residential design intent. The porch enclosure, while an alteration, has been accomplished in a manner that preserves the essential character of the original design.

**Materials:** The building retains strong integrity of materials. The wood clapboard siding, window frames, roofing materials, and foundation elements appear to be largely original or appropriately maintained replacements that preserve the building's historic material character.

**Workmanship:** The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and craftsmanship details remain evident and reflect the quality residential construction methods employed during the late 19th century.

**Setting:** The building retains excellent integrity of setting within the historic area along E. Huron River Drive that represents the heart of Flat Rock's Early Period development. The street relationship, mature landscaping, and surrounding historic context remain consistent with late 19th-century development patterns.

**Feeling:** The property retains strong integrity of feeling as a late 19th-century residential dwelling despite its current commercial use. The building successfully conveys the character of modest residential development during Flat Rock's Early Period of agricultural and mill-based economy.

**Association:** The building maintains clear integrity of association with the themes of residential development and community establishment that characterized Flat Rock's Early Period of Significance and the foundation that enabled the community's later industrial transformation.

This property should be classified as contributing to the Flat Rock Historical District. The 1890 construction date falls within the Early Period of Significance (1834-1920s), and the Pierson House represents important themes of residential development and community establishment that built upon Michael Vreeland's original village foundation. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The Pierson House represents the type of stable residential development that characterized Flat Rock during the late 19th century and provided the community foundation necessary for the successful transition to Ford's industrial economy. The building's survival and adaptive reuse for commercial purposes demonstrates the quality of construction and enduring character that distinguished late 19th-century residential architecture in Flat Rock. This continuity from residential to appropriate commercial use reflects the integrated community development pattern that characterized small Michigan towns and continues to serve the community's economic and social needs.

The building's current use as a cupcakery creates an appropriate commercial function that maintains the building's role as a community gathering place while preserving its architectural character and contributing to the vitality of the historic E. Huron River Drive corridor. This adaptive reuse represents successful historic preservation that maintains the building's contribution to the district while ensuring its continued economic viability.

## References

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

City of Flat 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\_02\_0106\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	26318 E. Huron River Drive [321 Huron River Drive]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0106_000 Lot 106 (shared) Flat Rock Assessor's Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.0959876	Long: -83.2928868	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1855
Architectural Style	Vernacular Commercial/Greek Revival influence
Building Form	One-story commercial block
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick masonry
Foundation Materials	Stone
Window Materials	Wood and aluminum
Window Type	Large storefront window
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Commerce; Settlement			
Period(s) of Significance	1834-1920s (Early Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26318 E. Huron River Drive			
Historic/Original Owner	Pierson Family / Ralph Cameron			
Historic Building Use	Millinery / Barber Shop/Beauty Salon			
Current Building Use	Commercial (Hair Salon)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

## **Narrative Architectural Description**

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

The property at 26318 E. Huron River Drive North is a one-story brick commercial building constructed in 1855, making it one of the oldest surviving structures in the Flat Rock Historical District and a rare example of mid-19th century commercial architecture that predates the formal establishment of many of the community's foundational institutions. The building represents the earliest commercial development along the Huron River and demonstrates the continuity of business activity that characterized this location from the pioneer settlement period through the present day.

The building exhibits a simple yet substantial commercial form typical of mid-19th century small-town business construction, featuring a front-facing gable roof that creates a prominent street presence while providing adequate interior height for commercial activities. This gable-front configuration reflects both practical considerations of interior space organization and the influence of Greek Revival design principles that were popular in commercial architecture during the 1850s. The strong vertical emphasis created by the front-facing gable distinguishes the building within the streetscape and demonstrates the architectural sophistication that characterized even modest commercial construction during this early period.

The exterior walls are constructed of brick masonry that represents some of the earliest permanent commercial construction in Flat Rock. The use of brick rather than wood demonstrates the builder's commitment to creating a substantial, fireproof commercial structure that could withstand the challenges of frontier commercial life and serve the community's needs for generations. The brick is laid in a common bond pattern typical of mid-19th century construction, creating a durable, attractive exterior surface that has successfully weathered over 160 years of continuous use.

The building's original proportions and massing remain clearly evident despite modifications to the storefront area that reflect the evolution of commercial display practices over more than a century and a half of continuous commercial use. The current storefront features large display windows that provide generous natural light and visibility for the commercial operation while maintaining the essential character of a small-town commercial building. These windows represent contemporary commercial requirements but are installed within the original building framework, preserving the structural and proportional integrity of the historic construction.

A particularly significant aspect of this building is its exceptional age and continuous commercial use, spanning from the pioneer settlement period of the 1850s through the agricultural and milling economy of the late 19th century, Ford's Village Industries transformation of the 1920s, and the continuing commercial development of the present day. This continuity of use represents an extraordinary example of commercial building adaptation and community service that few structures can match.

The foundation consists of stone construction typical of mid-19th century building practices, providing substantial support for the brick masonry walls. The foundation represents the type of permanent construction that distinguished commercial buildings from the temporary wooden structures that often characterized frontier settlements. This substantial foundation has successfully supported the building through multiple renovations and adaptations while maintaining the structural integrity necessary for continued commercial use.

The building's location on E. Huron River Drive places it within the heart of Flat Rock's historic commercial development and demonstrates the early recognition of this area's commercial potential. The building's survival and continued commercial viability over more than 160 years speaks to both the quality of its original construction and the enduring appropriateness of its location for commercial activity.

The building's current use as a hair salon represents a contemporary commercial function that maintains the structure's role as a community service provider while preserving its essential character as a neighborhood commercial building. This adaptive use demonstrates the continued viability of mid-19th century commercial architecture for modern business applications when properly maintained and sensitively adapted.

## History of the Resource

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

Huron River Beauty Shop was operating at 26318 Huron River Drive in 1934.<sup>1</sup> Halcyon Beauty Shop was operating at 26318 Huron River Drive in 1936-1937.<sup>2</sup> Gerry's Hair Shop was operating at 26318 E. Huron River Drive in 1947-1955.

Lot 106 traces a parallel pattern of modest family-scale transactions. George E. and Mathilda A. Morgan held the lot in the mid-1940s, mortgaging it to the State Savings Bank of Carleton for just \$1,000 in 1946. By 1950, Sylvia A. Johnson — widow of Robert M. Johnson — restructured ownership through a pair of simultaneous quit claim deeds, first conveying to Harriet E. Smith and then reconveying from Smith to herself and Eugene E. Graden as joint tenants, a common estate-planning maneuver to establish survivorship rights outside of probate. Johnson sold to Norene J. Comfort by warranty deed in 1959, and Comfort (by then remarried as Norene J. Mapes) conveyed to Ralph R. and Margaret V. Cameron in 1964. The lot also appears in the 1962 Crispin-to-Mullins land contract covering both Lots 105 and 106 for \$35,000, suggesting the two lots were treated as a combined commercial parcel during this period. The modest \$1,000 Morgan mortgage and the family-to-family conveyances are consistent with the small-scale locally financed ownership pattern documented across the entire block.<sup>3</sup>

Later it became Ralph Cameron's Barber Shop, until the current owners purchased it in the 1990s.

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at 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. As one of the oldest surviving buildings in Flat Rock, dating to 1855, this structure possesses exceptional historical significance and meets the integrity standards necessary for contributing status while representing the earliest phase of the community's commercial development.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as one of the earliest commercial buildings in Flat Rock, representing the pioneer commercial development that occurred during the earliest years of the Early Period of Significance. Constructed in 1855, just twenty-one years after Michael Vreeland filed his village plat in 1834, the building demonstrates the rapid commercial development that followed the establishment of Vreeland's mills and the agricultural settlement that formed the foundation of Flat Rock's economy.

The building represents the commercial infrastructure that supported the agricultural and milling economy that sustained Flat Rock through the mid-to-late 19th century and provided the foundation for the community's later transformation under Henry Ford's Village Industries program. The structure's continuous commercial use for over 160 years demonstrates the enduring commercial viability of this location and the successful evolution of small-town commercial development from the pioneer period through the present day.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as an exceptionally rare example of mid-19th century commercial architecture in southeastern Michigan. The building demonstrates the substantial brick construction methods employed in commercial building during the 1850s, featuring characteristic elements such as the front-facing gable roof, brick masonry walls, stone foundation, and commercial proportions that distinguished permanent commercial construction from temporary wooden buildings of the frontier period.

<sup>1</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1934**) unpaginated, folder: Flat Rock Directories (1917-1946), item 10; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>2</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan: **1937**) unpaginated, folder: Flat Rock Directories (1917-1946), item 13; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.**

### **Integrity Assessment:**

**Location:** The building retains complete integrity of location, remaining on its original construction site within the historic commercial area along the Huron River that has served as Flat Rock's business district since the 1850s.

**Design:** The property retains excellent integrity of design. The original commercial building form, front-facing gable roof, brick masonry construction, and overall proportions remain intact and clearly express the building's mid-19th century commercial design intent, despite storefront modifications that reflect the evolution of commercial display practices.

**Materials:** The building retains strong integrity of materials. The brick masonry walls, stone foundation, and roof structure appear to be largely original and maintain the building's authentic mid-19th century material character. Storefront modifications represent appropriate adaptations for continued commercial use.

**Workmanship:** The property demonstrates excellent integrity of workmanship. The original brick masonry construction, proportional relationships, and structural systems remain evident and reflect the quality construction methods employed during the 1850s when permanent commercial buildings represented significant community investments.

**Setting:** The building retains excellent integrity of setting within the historic commercial area of Flat Rock that has served as the community's business district since the mid-19th century. The street relationship and surrounding commercial context remain consistent with the building's original function and historical significance.

**Feeling:** The property retains strong integrity of feeling as a mid-19th century commercial building within a small Michigan community. The building successfully conveys the character of pioneer commercial development and the enduring commercial vitality that has characterized this location for over 160 years.

**Association:** The building maintains exceptional integrity of association with the themes of early commercial development, community establishment, and economic continuity that span from the earliest years of Flat Rock's development through the present day.

This property should be classified as **contributing** to the Flat Rock Historical District and represents one of the most historically significant buildings within the proposed district boundaries. The 1855 construction date places this building among the earliest surviving structures in Flat Rock and makes it an irreplaceable example of the commercial development that occurred during the pioneer settlement period of the Early Period of Significance.

The building's exceptional age, continuous commercial use, substantial brick construction, and survival through multiple periods of community development make it a landmark example of commercial architecture and community continuity. The structure.

### **References**

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

City of Flat 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\_02\_0106\_000; citing records held by the City of Flat Rock

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

Street Address	26324 - 26336 E. Huron River Drive [Timeless & True, Steinarts, & Cardinal Quill Tattoo]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_010X_000 Lot 103, 104, & 105 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09620		Long: -83.293300		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1940 (portions of)
Architectural Style	Vernacular Commercial/Mixed-Use
Building Form	Two-story mixed-use commercial and residential building
Roof Form	Flat roof with parapet
Roof Materials	Built-up roofing membrane
Exterior Wall Materials	Brick masonry
Foundation Materials	Concrete
Window Materials	Wood and replacement units
Window Type	Double-hung sash and storefront glazing
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Community Planning and Development; Architecture; Commerce; Social History			
Period(s) of Significance	1940-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Owner	Unknown			
Current/Common Name	Timeless & True, Steinarts Tax, & Cardinal Quill Tattoo/Apartments			
Historic Building Use	Mixed-use commercial and residential			
Current Building Use	Mixed-use commercial (tattoo shop) and residential (upper apartments)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The property at 26324–26336 E. Huron River Drive is a one-story continuous commercial block building containing three separately addressed tenant spaces, sited on the south side of E. Huron River Drive within the heart of Flat Rock's downtown commercial corridor. The building presents a long, low rectangular footprint extending along the streetfront, with a standing seam metal roof or fascia visible at the roofline and a flat roof behind. The exterior is finished in tan/brown brick laid in a running bond pattern, presenting a unified facade despite the three distinct commercial units within.

The primary (north) facade is organized as a series of commercial storefronts sharing a continuous brick wall plane. The western unit (26336, True & Timeless Beauty) features large fixed display windows in metal or aluminum frames, with a recessed or flush entrance. The center unit (26330, Steinert's Tax) continues the brick facade with a pair of entrance doors set between display windows. The eastern unit (26324, Cardinal Tattoo) occupies the end of the block, with a similar storefront configuration. The storefronts are unified by the continuous brick wall surface, consistent roofline, and shared sidewalk frontage. Period streetscape elements including a decorative lamp post, street trees, bicycle rack, and bench reinforce the pedestrian commercial character of the block.

The building's construction history is complex. This site has historically functioned as the commercial center of downtown Flat Rock, with commercial activity documented on this block across multiple generations. A fire in the early 1970s destroyed portions of the original building, and the damaged sections were reconstructed in brick consistent with the surviving portions. The current building thus represents a composite of pre-fire original fabric and post-fire reconstruction, unified by the brick exterior and continuous roofline into a visually cohesive commercial block. The extent to which original structural walls survive beneath or adjacent to the reconstructed portions requires further investigation; however, the building reads as a single continuous commercial block regardless of its phased construction history.

The east end of the block abuts an adjacent commercial building, and the west end terminates at a party wall or separation from the neighboring structure. The building's long, low profile and continuous storefront configuration are characteristic of the one-part commercial block form — a standard Main Street building type in which ground-floor retail space extends across multiple tenant bays without an upper story.

## History of the Resource

Provide information on previous owners, land use, 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 chain of title for the commercial block at 26324–26336 E. Huron River Drive traces four contiguous lots (102–105) through a century of ownership that reflects Flat Rock's institutional and commercial evolution. Lot 102 passed through the Shoemaker estate by Commissioner's Deed in 1940, was acquired by the State Savings Bank of Flat Rock in 1954 for \$31,000, and subsequently transferred through Peoples Bank and its real estate subsidiary Peoples Realty Co. during the 1960s — a period of significant investment documented by mortgages exceeding \$596,000, suggesting major building campaigns or renovations on the block. By 1961, Peoples Bank was actively assembling adjacent Lot 98 for parking facilities, indicating the commercial block had reached a scale of activity requiring dedicated off-street parking. Lot 103 emerged from the receivership of the Rockwood State Bank in 1940, when the successor Receiver conveyed it to Julius and Carl Neifert — the Neifert family whose lending activity appears repeatedly in Flat Rock property records throughout this period. The Neiferts held the lot through the 1950s until Carl and Alice Neifert sold to Leonard H. and I. Frances Heins for \$86,750 in 1976, pursuant to a land contract dating from 1971. The Heins subsequently leased and sold to Victor E. and Camille Premen through a series of instruments involving Peoples Bank as intermediary lender.<sup>1</sup>

Lot 104 documents a succession of small-business-scale transactions characteristic of Flat Rock's independent commercial economy. The State Savings Bank of Flat Rock discharged a mortgage in 1941 referencing a prior conveyance that had already carved a twenty-foot-wide parcel off the west side of the lot — sold to "Power and Lucy" — documenting the fine-grained subdivision of commercial frontage typical of small-town Main Street development. Della M. Goodwin sold to Maurice A. and Alma H. Fitzpatrick in 1949, who held through 1956 before conveying to John and Martha McKee Watt. Following Martha Watt's death in 1971, John Watt sold to Angelo Saros and Irma Carroll Welch as tenants in common for \$29,000; Saros eventually consolidated sole ownership by 1974 and held the property through the mid-1980s. Lot 105 passed from Ernest and Ellamay Fugmann to Elmer H. and Marcella Brandt in 1955 for \$15,000, then through the Vergari family — Frank Vergari acquiring by land contract in 1961, assigning to Raymond Vergari in 1969, and Marcella Brandt conveying the warranty deed to Raymond Vergari in 1977 following Elmer Brandt's death in 1972.<sup>2</sup>

Taken together, the ownership histories reveal the State Savings Bank of Flat Rock and Peoples Bank of Trenton as the dominant financial institutions underwriting commercial activity on this block from the 1940s through the 1970s, with the Neifert family appearing as both lenders and property owners across multiple lots. The recurring pattern of land contracts, modest mortgages in the \$5,000–\$15,000 range, and family-to-family transfers documents the small-scale, locally financed commercial economy that sustained Flat Rock's downtown core throughout the Village Industries era and into the post-industrial period.<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

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

The commercial block at 26324–26336 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A for Commerce and Community Planning and Development.

This building has functioned as the commerce center of downtown Flat Rock across the full span of the district's period of significance, anchoring the E. Huron River Drive commercial corridor through successive phases of community development. The site's continuous commercial use — predating the Village Industries era and extending through the post-industrial period — documents the economic vitality of Flat Rock's downtown core in a way that no single-tenant building can. The presence of three distinct commercial enterprises under one roof perpetuates the building's historic role as a multi-tenant commercial block serving diverse community needs, from personal services to professional offices to specialty retail.

The early 1970s fire and subsequent reconstruction present a complex integrity question. Portions of the original building were lost and rebuilt, diminishing materials and workmanship integrity for those sections. However, the reconstruction was executed in brick compatible with the surviving fabric, maintaining the building's visual continuity as a unified commercial block. The fire occurred within the district's 1920–1975 period of significance, and the reconstruction itself can be understood as part of the building's history — documenting the community's commitment to maintaining its commercial core rather than abandoning the site. The rebuilt portions do not introduce incongruous architectural elements; rather, they extend the brick commercial vocabulary of the original building in a manner consistent with its historic character.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

The building retains integrity of location on its original site at the center of the E. Huron River Drive commercial corridor. Design integrity is preserved in the one-part commercial block form, continuous storefront configuration, and unified roofline that have characterized this block throughout its commercial history. Materials and workmanship are diminished by the post-fire reconstruction, though the use of compatible brick maintains visual coherence with surviving original fabric. Setting is excellent — the building occupies the most prominent commercial frontage in downtown Flat Rock, with period streetscape elements reinforcing the pedestrian commercial character. Feeling and association are strong: the building immediately reads as a downtown commercial block, and its continued multi-tenant commercial use maintains the functional association with Flat Rock's commercial life that has defined this site for over a century.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The commercial block at 26324–26336 E. Huron River Drive has served as the commerce center of downtown Flat Rock across the full period of significance, anchoring the E. Huron River Drive corridor through successive phases of community development. Although an early 1970s fire necessitated partial reconstruction, the rebuilding was accomplished in compatible brick that maintains the building's visual and functional continuity as a unified commercial block. The one-part commercial block form, continuous multi-tenant storefront configuration, and central location within the commercial corridor convey the site's longstanding role as the heart of Flat Rock's downtown economy. Sufficient integrity of location, design, setting, feeling, and association supports Contributing status under Criterion A.

## References

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

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 58\_094\_02\_010X\_000; citing records held by the City of Flat Rock.

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

Street Address	26307 E. Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0107_000 Lot 107 Flat Rock Assessors Plat No. 4		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09562	Long: -83.29317	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1920
Architectural Style	Colonial Revival
Building Form	Two-story residential/commercial building with additions
Roof Form	Front-facing gable with rear additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard siding and brick
Foundation Materials	Concrete/stone
Window Materials	Wood and replacement units
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/Garage

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Social History			
Period(s) of Significance	1834-1920s (Early Period) and 1922-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Bobcean Funeral Home			
Current/Common Name	Bobcean Funeral Home			
Historic/Original Owner	Stoflet (1920), Bobcean family (1937-present)			
Historic Building Use	Residence (1920-1937), Funeral home with family residence (1937-present)			
Current Building Use	Funeral home with residential quarters			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The property at 26307 E. Huron River Drive South is a two-story Colonial Revival building constructed in 1920 during the transitional period at the end of Flat Rock's Early Period of Significance, subsequently adapted in 1937 to serve as the Bobcean Funeral Home, representing nearly ninety years of continuous family ownership and operation of an essential community service. The building represents both the residential development that characterized Flat Rock's maturation during the early 20th century and the specialized commercial adaptation that occurred during the early years of Henry Ford's Village Industries transformation, demonstrating the community's evolution to support comprehensive professional services including funeral and mortuary care.

The building exhibits characteristic Colonial Revival design elements popular in residential construction during the 1920s, featuring a front-facing gable form with well-proportioned windows, wood clapboard siding, and traditional details that reflect the influence of early American architectural styles on modest residential construction. The original residential design provided the substantial construction and appropriate scale that enabled its successful adaptation for funeral home use, with the dignified, homelike appearance that was considered essential for mortuary services during the early-to-mid 20th century.

The structure has been thoughtfully expanded and adapted over nearly ninety years of continuous funeral home operation while maintaining its essential residential character and architectural integrity. The building includes both the original 1920 residential portion and sympathetic additions that accommodate the specialized requirements of funeral home operations including preparation areas, viewing rooms, and chapel space. These additions demonstrate the successful adaptation of residential architecture for specialized commercial use while preserving the building's essential character as a dignified, homelike facility appropriate for community funeral services.

A particularly significant aspect of this property is its exceptional continuity of family ownership and operation since 1937, representing three generations of the Bobcean family providing funeral services to the Flat Rock community. The building's design as a combination funeral home and family residence reflects the traditional pattern of funeral home operation during the mid-20th century, when funeral directors and their families typically lived above or adjacent to their business establishments, providing around-the-clock availability for community needs while maintaining the personal, family-oriented approach to funeral services that characterized small-town mortuary care.

The building's exterior exhibits a combination of the original wood clapboard siding on the residential portions and brick construction on the commercial additions, creating a cohesive appearance that maintains residential character while accommodating the functional requirements of funeral home operations. The brick additions reflect the permanent, substantial construction expected for commercial funeral facilities while the wood siding preserves the homelike appearance that was considered essential for creating a comfortable, non-institutional environment for grieving families.

The fenestration pattern consists of regularly spaced double-hung sash windows that maintain appropriate proportions and residential character throughout the building complex. The windows provide natural light for both residential and commercial areas while preserving the dignified, homelike appearance that distinguishes successful funeral home architecture. Some windows may include replacement units that maintain appropriate proportions and character while providing improved energy efficiency and maintenance advantages.

The building's location on E. Huron River Drive places it within the established residential and commercial area that has served the Flat Rock community since the early 20th century. This location provides the accessibility necessary for funeral services while maintaining the residential neighborhood context that creates an appropriate, non-commercial environment for grieving families. The building's setting demonstrates the integrated community development pattern that characterized small towns during this period, where essential services were provided within residential areas rather than separated into purely commercial districts.

The building includes appropriate site improvements including accessible entrances, parking areas, and landscaping that enhance its function as a funeral facility while maintaining the residential character that distinguishes the property within the neighborhood context. These improvements represent the continuing adaptation of the facility to meet contemporary accessibility and operational requirements while preserving its essential character as a family-operated community institution.

The building's current continued operation as the Bobcean Funeral Home represents an extraordinary example of business continuity and family dedication to community service, spanning from the early years of Ford's Village Industries transformation through the present day. This continuity of family ownership and specialized function is extremely rare in commercial properties and demonstrates the successful adaptation of residential architecture for essential community services while maintaining both architectural integrity and family business traditions.

## History of the Resource

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

Gertrude Stoflet conveyed Lot 107 in the Assessor's Flat Rock Plat No. 4 to Emma D. Smith by Quit Claim Deed on May 20, 1941, recorded July 8, 1941.<sup>1</sup>

An Affidavit of Edward Gudith was filed on September 10, 1943, recorded September 13, 1943, regarding Lot 107. The affidavit shows that Ellen M. Stoflet was the wife of Charles Stoflet, who deeded the property to Ellen M. Stoflet during his lifetime.<sup>2</sup>

John C. Stoflet and Florence M., his wife, conveyed Lot 107 to Emma D. Smith by Quit Claim Deed on May 21, 1943, recorded June 5, 1943. Emma D. Smith conveyed Lot 107 to Edward Gudith and Clara B., his wife, by Warranty Deed on August 31, 1943, recorded September 13, 1943.<sup>3</sup>

Edward Gudith and Clara B., his wife, conveyed Lot 107 to Arthur Bobcean and Ethel C., his wife, by Warranty Deed on April 11, 1945, recorded May 2, 1945. Arthur Bobcean and Ethel C., his wife, took out a mortgage from Henry Hoffman and Lola C. Hoffman, his wife, in the amount of \$4,600 on April 11, 1945, recorded June 8, 1945, on Lot 107.<sup>4</sup>

Arthur Bobcean and Ethel C., his wife, took out a mortgage from The State Savings Bank of Flat Rock, a Michigan Banking Corporation, in the amount of \$40,000 on August 6, 1960, recorded August 11, 1960, on Lot 107.<sup>5</sup>

Arthur Bobcean and Ethel C., his wife, conveyed Lot 107 to Arthur Bobcean Funeral Home, Inc. by Quit Claim Deed on December 18, 1981, recorded May 11, 1982.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

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

This property is recommended as **CONTRIBUTING** to the proposed Flat Rock Historical District. The Bobcean Funeral Home possesses exceptional historical significance through its combination of Early Period construction (1920) and Late Period establishment as a family funeral business (1937), representing nearly ninety years of continuous community service and an remarkable example of family business continuity within the district.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents both the residential development that characterized the end of Flat Rock's Early Period of Significance and the specialized commercial services that developed during the early years of the Late Period following Henry Ford's Village Industries initiatives. The building's construction in 1920 demonstrates the residential maturation that prepared Flat Rock for its industrial transformation, while its adaptation as a funeral home in 1937 reflects the community's evolution to support comprehensive professional services including specialized mortuary care for the expanding population.

The Bobcean family's continuous operation of funeral services since 1937 represents an extraordinary example of family business continuity and community service that spans the majority of the Late Period of Significance. This type of stable, family-operated professional service was essential to Ford's vision of a complete community where residents could access all necessary services within their own town, and the funeral home's success demonstrates the viability of specialized professional services in the industrial community that Ford created.

The property also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of 1920s Colonial Revival residential architecture that was successfully adapted for specialized commercial use while maintaining its essential architectural character. The building demonstrates the thoughtful adaptation of residential design for funeral home operations, preserving the homelike character that was considered essential for community mortuary services while accommodating the functional requirements of professional funeral operations.

### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the residential and commercial area that has served the Flat Rock community since the early 20th century.

**Design:** The property retains excellent integrity of design. The original Colonial Revival residential form, proportions, and

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

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

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

character remain clearly evident despite sympathetic additions that accommodate funeral home operations. The building successfully maintains its residential character while serving specialized commercial functions.

**Materials:** The building retains good integrity of materials. The combination of original wood clapboard siding and brick additions creates a cohesive appearance that preserves the building's residential character while providing appropriate commercial facilities. Window replacements and updates represent appropriate maintenance that preserves overall material integrity.

**Workmanship:** The property demonstrates good integrity of workmanship. The original 1920s residential construction quality remains evident, while the funeral home additions reflect appropriate craftsmanship that maintains the building's dignified character and functional requirements.

**Setting:** The building retains excellent integrity of setting within the established residential and commercial area of Flat Rock. The neighborhood context and street relationship remain appropriate for both the building's original residential function and its continuing funeral home operations.

**Feeling:** The property retains strong integrity of feeling as both a 1920s residential building and a traditional family funeral home. The building successfully conveys the character of homelike funeral services and family business operations that characterized small-town mortuary care throughout the mid-20th century.

**Association:** The building maintains exceptional integrity of association with themes of residential development, family business operations, and community service that span both the Early and Late Periods of Significance. The continuous Bobcean family ownership since 1937 creates an extraordinary connection to the community's development throughout the Late Period.

This property should be classified as **contributing** to the Flat Rock Historical District and represents one of the most significant examples of family business continuity and community service within the proposed district boundaries. The building's construction in 1920 at the end of the Early Period, adaptation as a funeral home in 1937 during the early Late Period, and continuous family operation through the present day creates an exceptional example of both architectural preservation and family business tradition.

The Bobcean Funeral Home represents the type of essential community service that was crucial to Ford's vision of a complete, self-sufficient community where residents could access comprehensive professional services including specialized mortuary care. The family's dedication to serving the Flat Rock community for nearly ninety years demonstrates the successful implementation of Ford's community development concept and the viability of family-operated professional services in small industrial towns.

The building's successful adaptation from residential to specialized commercial use while maintaining its essential architectural character represents exemplary historic preservation that serves both community needs and architectural conservation. The combination of residential character with professional funeral services creates a dignified, appropriate facility that continues to serve community needs while preserving important architectural and social history.

**CONTRIBUTING** status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents exceptional themes of family business continuity, community service, and architectural adaptation that span both established periods of significance and continue to serve essential community functions.

## References

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

City of Flat 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\_02\_0107\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	26329 E. Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0108_000 Flat Rock Assessors Plat No. 5 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.095780	Long: -83.293331	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1943
Architectural Style	Commercial Vernacular
Building Form	One-story commercial building
Roof Form	Flat Roof
Roof Materials	Built-up roofing membrane
Exterior Wall Materials	Concrete block with metal siding
Foundation Materials	Concrete
Window Materials	Aluminum
Window Type	Commercial storefront glazing
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Commerce; Social			
Period(s) of Significance	1943-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Hermans Hardware, Family Hardware Store/Do-It Center			
Current/Common Name	Do-It Center (Krzyske Bros.)			
Historic/Original Owner	Local family (1960s), Krzyske Bros.			
Historic Building Use	Hardware store			
Current Building Use	Hardware store			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The property at 26329 E. Huron River Drive is a one-story commercial building of utilitarian design constructed c. 1943, sited on the north side of E. Huron River Drive within Flat Rock's historic downtown commercial corridor. The building occupies Lot 108 of Assessor's Flat Rock Plat No. 4, directly across the street from the 26324–26336 commercial block on the south side.

The building presents a broad, low-slung rectangular mass to the street under a flat roof with a plain parapet. The primary (south) facade is organized around a central storefront entrance flanked by display windows, with signage mounted at the parapet level identifying the current occupant as Flat Rock Hardware under the Do It Best cooperative brand. The storefront system — aluminum-framed glazing with a recessed entrance — is a modern replacement that has eliminated whatever original storefront configuration existed. The entrance area includes a concrete apron at sidewalk level.

The exterior walls are finished in a uniform dark charcoal gray paint applied over what appears to be concrete block or a stuccoed masonry substrate. This monochromatic treatment obscures the original wall material and any decorative or structural articulation the facade may once have possessed. No original trim, cornice, bulkhead, or transom elements are visible — the painted surface reads as a single uninterrupted plane rising from sidewalk to parapet. The side elevations, partially visible, continue the same painted masonry treatment with minimal fenestration.

The building's massing — one story, flat-roofed, broad-fronted, occupying the full lot width at the sidewalk line — is characteristic of mid-twentieth-century small-town commercial construction in southeastern Michigan, where concrete block provided an economical and fire-resistant structural system for retail use. The zero-setback placement at the sidewalk maintains the traditional streetwall alignment of E. Huron River Drive's commercial corridor.

## History of the Resource

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

George W. Bunte acquired Lot 108 through two warranty deeds: from Fred B. Hill on August 28, 1943, and from Cash Herman and Helen Herman on April 13, 1953, consolidating any divided interests in the parcel. Bunte was one of the Bunte Brothers of Flat Rock who had purchased Lots 62, 63, and 65 from Charles Campbell in 1917 for \$750 before selling to Henry Ford in 1921 — placing him among the local landholders whose transactions facilitated Ford's Village Industries land assembly.<sup>1</sup>

A sequence of legal actions in 1952 documents a dispute involving Merrell Page, who apparently occupied or held an interest in the property. Nick Kleitsch filed a Sheriff's Certificate of Attachment on March 25, 1952, followed by a law file against Page and a levy on execution for \$6,589.12 on August 12, 1952. The matter resolved on October 16, 1952, when Kleitsch quitclaimed Lot 108 back to Page, who simultaneously mortgaged the property to Hilda Heier for \$7,000 the following day — Heier being one of the daughters of George W. Case who inherited Lots 73 and 75 and subdivided the Will Carleton Drive residential parcels. Page and his wife Alfreda then conveyed Lot 108 to Joseph G. Mahoney and Hazel Mahoney by warranty deed on March 12, 1953.<sup>2</sup>

Cash Herman reappears in the record on January 20, 1978, when he and his second wife Mary entered a land contract with Flat Rock Hardware, Inc. for \$55,000 — establishing the hardware retail use that continues to the present day. Herman's first wife Helen J. Herman had died March 12, 1970; her death certificate was not recorded against the property until December 1, 1977, likely in preparation for the land contract transactions.<sup>3</sup>

## Statement of Significance/Recommendation of Eligibility

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

The property at 26329 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A.

Under Criterion A, this building documents the continuous commercial function of E. Huron River Drive's downtown corridor from the wartime period through the present. The c. 1943 construction date places the building within the mature

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

phase of Flat Rock's Village Industries—era development, when the community's commercial district was expanding to serve a population sustained by Ford Motor Company employment. George W. Bunte's acquisition of Lot 108 in 1943 connects this property to one of the families most directly involved in the land transactions that enabled Ford's industrial presence — the same Bunte Brothers who had purchased former Vreeland family lots from Charles Campbell in 1917 and sold to Henry Ford four years later. The 1952 Kleitsch-Page dispute and its resolution through Hilda Heier's mortgage financing further embeds the property within the web of local families — Bunte, Case, Heier — whose interconnected land dealings shaped Flat Rock's commercial and residential landscape across the full period of significance. The 1978 land contract establishing Flat Rock Hardware, Inc. documents the property's transition into its current long-standing retail identity, a locally owned hardware store that has served the community for nearly five decades.

The property retains integrity of location on its original site at the sidewalk line of E. Huron River Drive, maintaining the commercial corridor's traditional streetwall. Design integrity survives in the building's essential one-story flat-roofed commercial massing, zero-setback placement, and broad-fronted proportions, though the storefront has been modernized. Materials and workmanship have been substantially diminished by the uniform painted treatment that obscures the original wall surface and the replacement of the original storefront system with modern aluminum-framed glazing — no original finish materials, trim, or storefront elements are visible on the primary facade. Setting is strong within the E. Huron River Drive commercial corridor, directly across from the 26324–26336 commercial block, maintaining the paired commercial streetwall that defines this section of downtown Flat Rock. Feeling has been diminished by the modern paint scheme and signage, which give the building a contemporary retail appearance that does not immediately convey its mid-twentieth-century origins. Association remains strong through uninterrupted commercial use from construction to the present, with the Flat Rock Hardware identity representing the most sustained single-use period in the building's history.

**Recommendation: CONTRIBUTING**

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The c. 1943 construction date falls within the 1920–1975 period of significance, and the building's chain of title connects it to locally significant families — the Bunes, who facilitated Ford's land assembly, and the Heiers, who subdivided the Case family's Will Carleton Drive holdings. Despite substantial exterior alteration including painted-over masonry and a modernized storefront, the building retains its original commercial massing, flat-roofed form, and zero-setback streetwall placement within the E. Huron River Drive corridor. Uninterrupted commercial use from construction through the present — culminating in nearly five decades as Flat Rock Hardware — documents the sustained retail function of the downtown core across the full period of significance. Contributing under Criterion A.

**References**

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

City of Flat 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\_02\_0108\_000; citing records held by the City of Flat Rock.

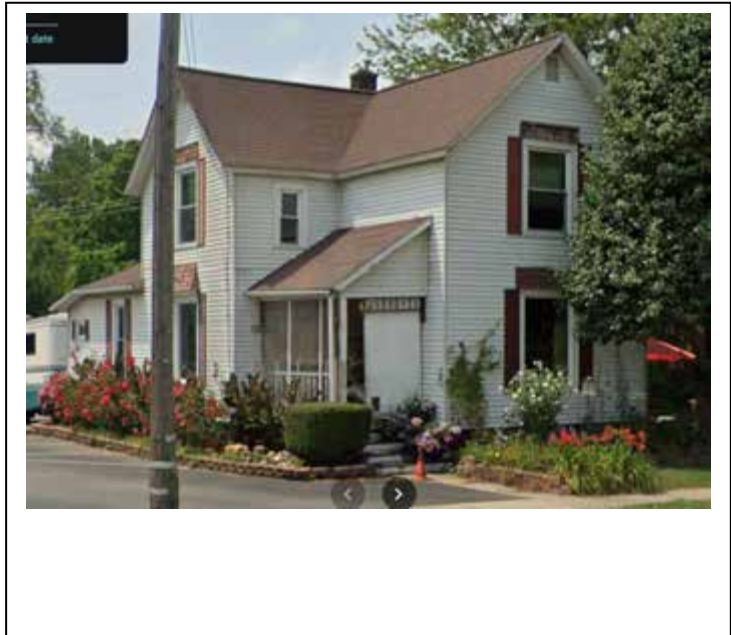
**Michigan SHPO Architectural Properties Identification Form**  
**Property Overview and Location**

Street Address	26433 Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0124_000		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096470	Long: -83.294400	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1890
Architectural Style	Vernacular Farmhouse/Folk Victorian
Building Form	Two-story vernacular house with additions
Roof Form	Gable roof with additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood siding
Foundation Materials	Stone/concrete
Window Materials	Wood and replacement units
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Settlement; Agriculture			
Period(s) of Significance	1834-1920s (Early Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	Michaels on the River			
Historic/Original Owner	Eliza Van Riper / Clayton & Emma Wisdom			
Historic Building Use	Farmhouse/residence			
Current Building Use	Restaurant			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The property at 26433 E. Huron River Drive is a two-story vernacular Gable-Front-and-Wing residence constructed c. 1890, sited on the south side of E. Huron River Drive within the Flat Rock Historical District. The house presents a front-gabled main block of two full stories facing north toward the street, with a lower side-gabled wing extending to the west creating the characteristic L-shaped plan common to late nineteenth-century vernacular residential architecture in southeastern Michigan.

The front-gabled main block rises to a moderately pitched apex with plain raking trim. The primary (north) facade of the main block features a second-story window centered in the gable and fenestration at the first floor. A small entrance porch with a gabled roof shelters the main door at the junction of the main block and side wing, supported by simple posts. The porch's modest scale and gabled canopy are consistent with late Victorian-era domestic design. Brown decorative shutters flank the second-story window on the front gable and appear on select windows elsewhere, providing the building's primary applied ornamental element.

The side-gabled wing extends to the west at a lower height than the main block, maintaining the hierarchical massing relationship characteristic of the Gable-Front-and-Wing form. The wing carries a similar fenestration rhythm of replacement double-hung windows in what appear to be original openings. A brick chimney rises from the roof ridge, indicating an interior heating source consistent with the building's nineteenth-century origins.

The exterior walls are clad in white vinyl or aluminum siding over the original wood clapboard, obscuring the original wall material but preserving the building's volumetric form, corner definition, and the spatial relationship between main block and wing. The cross-gabled roof is clad in brown asphalt shingles. Fenestration throughout consists of replacement vinyl double-hung windows, though the original opening sizes and placement appear largely undisturbed. The foundation is stone or concrete block.

The lot includes rear outbuildings and sheds visible behind the main house, and mature vegetation flanks the property. Landscaping at the front includes ornamental plantings, a shaped boxwood, and low brick or stone edging along the street frontage, as visible in the street-level photograph.

## History of the Resource

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

Eliza Van Riper — identified in the records as Mrs. Eliza Ryan, formerly Eliza Van Riper, widow of Adrian Van Riper — conveyed Lot 243 to Clayton and Emma Wisdom by warranty deed for \$135 on September 9, 1896.<sup>1</sup> The modest price suggests a family-adjacent transfer or a lot with an existing modest dwelling rather than a significant improved property. The Wisdoms held the property for over two decades before selling to Wellington and Mary E. Chamberlin for \$3,000 on August 1, 1917 — a twenty-fold increase that reflects both genuine property improvement and World War I-era inflation in southeastern Michigan real estate values.<sup>2</sup>

Wellington and Mary E. Chamberlin conveyed to Edward and Clara B. Gudith for one dollar and other consideration on May 1, 1920, just two years before the Ford Lamp Factory opened.<sup>3</sup> The Gudiths held the property for over three decades until Clara B. Gudith's death, with her estate entering probate on February 7, 1955.<sup>4</sup> The probate revealed an extensive network of cousin-heirs — Dwight Strong, Melva A. Reed, Ransford Button, Elliott Sanderson, Donald Sanderson, Neil Sanderson, Loretta Hendricks, Clayton Van Cleef, and others — indicating Clara had no direct descendants. The estate administrator Archibald W. Brighton Jr. conveyed the property (now referenced as Lot 124, reflecting a plat renumbering) to Sam and Nellie Saros by executor's deed for \$13,500 on July 2, 1956.<sup>5</sup> The Saroses immediately mortgaged to Fred B. Hill and Cora Hill for \$11,000, financing most of the purchase price through the same Hill family that appears in the Lot 108 chain of title for the Flat Rock Hardware property.<sup>6</sup>

The Saros ownership entered a complicated phase through the 1970s and 1980s. Sam and Nellie Saros divorced, with Nellie quitclaiming Lot 124 to Sam on February 20, 1970, pursuant to a judgment of divorce, while Sam simultaneously mortgaged to Nellie for \$12,500 on Lots 122, 123, and 124 — the divorce settlement apparently requiring Sam to buy out Nellie's interest across multiple properties.<sup>7</sup> David P. Johnson quitclaimed Lots 122, 123, and 124 to John Saros and Sam Saros for \$7,755 in September 1980, and Nellie Saros executed a second quitclaim of Lot 124 to Sam in September 1984, finally clearing her interest.<sup>8</sup> Sam Saros then entered a land contract with George H. and Huquette P. Catellier for \$150,000 on September 28, 1984, on Lots 122 and 124 — a substantial transaction suggesting the combined parcels carried significant value by the mid-1980s.<sup>9</sup> The Saros name also appears in the Lot 75 Will Carleton Drive parcel sales from the Heier/Burden subdivision, where Sam and Nellie Saros acquired Parcel S8 in 1952, connecting this family to multiple properties within the district.<sup>10</sup>

## Statement of Significance/Recommendation of Eligibility

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

The property at 26433 E. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, the property documents the residential development of E. Huron River Drive from the pre-Ford agricultural village period through the Village Industries era and beyond. The c. 1890 construction date and the Van Riper provenance place the building within Flat Rock's late nineteenth-century settlement fabric, predating the Ford Lamp Factory by over three decades. The Chamberlin-to-Gudith transfer in 1920 — just two years before the factory opened — and the Gudiths' subsequent thirty-five-year occupancy document the transition from agricultural-village residency through the full arc of the Village Industries period. The Saros family's multi-property holdings within the district, including this lot and Parcel S8 on Will Carleton Drive, reflect the pattern of local families accumulating real estate across multiple subdivisions during and after the Ford era. The chain of title's connections to Fred B. Hill as mortgage lender and the repeated appearance of the Saros name across district properties embed this house within the network of interrelated local families whose transactions shaped Flat Rock's residential landscape.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Under Criterion C, the building is a representative example of the Gable-Front-and-Wing residential form that characterizes Flat Rock's pre-Ford settlement-era housing stock. The two-story front-gabled main block with lower side-gabled wing, cross-gabled roofline, and L-shaped plan represent the most common vernacular house type of late nineteenth-century rural and small-town Michigan. The surviving brick chimney, original window placement, and hierarchical massing between main block and wing preserve the building's essential architectural vocabulary despite the application of replacement siding and windows.

The property retains integrity of location on its original site along E. Huron River Drive, continuously occupied since c. 1890. Design integrity is strong — the Gable-Front-and-Wing massing, cross-gabled roofline, two-story scale, entrance porch, brick chimney, and L-shaped plan all survive intact, preserving the essential spatial relationships and volumetric character of the original form. Materials and workmanship have been diminished by the application of vinyl or aluminum siding over original wood clapboard and replacement of windows with vinyl units, obscuring original wall material and fenestration details. Setting is strong within the E. Huron River Drive residential-commercial corridor, where the building maintains its intended relationship to the street and surrounding context. Feeling is conveyed through the building's two-story vernacular scale, cross-gabled roofline, entrance porch, and chimney — elements that immediately distinguish it from the smaller-scale worker housing of the Village Industries era and communicate its nineteenth-century origins. Association is strong through over 130 years of continuous residential use and documented ownership chains connecting the property to locally significant families.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The c. 1890 construction date places this among the older residential buildings in the survey area, predating the Village Industries era by three decades and documenting the pre-Ford settlement fabric along E. Huron River Drive. The chain of title traces continuous residential ownership from the Van Riper family through the Wisdoms, Chamberlins, Gudiths, and Saroses — the last family holding multiple properties across the district. Despite vinyl siding and replacement windows, strong integrity of location, design, setting, feeling, and association supports Contributing status. The surviving Gable-Front-and-Wing form, brick chimney, and original massing preserve the building's essential late nineteenth-century character. Contributing 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\_02\_0124\_000; citing records held by the City of Flat Rock.

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

Street Address	26342 Gibraltar Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0093_000 Lots 93 & 94 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09713		Long: -83.29230		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	2003
Architectural Style	Contemporary Commercial/Medical
Building Form	One-story commercial medical facility
Roof Form	Complex hip and gable roof system
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and synthetic materials
Foundation Materials	Poured concrete
Window Materials	Vinyl/aluminum
Window Type	Fixed and casement windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

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

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

## **Narrative Architectural Description**

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

The property at 26342 Gibraltar Rd. North is a one-story contemporary commercial medical facility constructed in 2003, representing modern healthcare facility development that occurred well beyond the established periods of significance for the Flat Rock Historical District. The building exhibits design characteristics typical of early 21st-century medical office construction, employing standardized materials and contemporary design elements that reflect current healthcare facility requirements rather than the architectural traditions established during Flat Rock's periods of historic significance.

The building features a complex roof system combining hip and gable elements that creates visual interest while accommodating the varied interior spaces required for modern medical practice. This roof configuration reflects contemporary commercial design preferences that emphasize varied rooflines and architectural complexity to distinguish buildings within competitive commercial markets. The roof is covered with standard asphalt shingles in neutral colors that coordinate with the overall exterior color scheme.

The structure displays a horizontal emphasis typical of modern single-story commercial construction, with a building footprint designed to accommodate the specialized spatial requirements of urgent care medical services including waiting areas, examination rooms, diagnostic equipment spaces, and administrative offices. The building's form prioritizes functional efficiency and compliance with contemporary healthcare facility codes rather than architectural harmony with the historic character of the surrounding district.

The exterior walls employ a combination of brick veneer and synthetic materials that reflect contemporary commercial construction practices emphasizing low maintenance and standardized appearance. The brick veneer provides a substantial appearance intended to convey professional stability, while synthetic materials reduce maintenance requirements and construction costs. These materials represent the type of manufactured building products that became standard in commercial construction during the early 21st century but differ substantially from the traditional building materials characteristic of Flat Rock's historic periods.

The fenestration pattern consists of contemporary vinyl or aluminum-framed windows in various configurations designed to meet the specific lighting and privacy requirements of medical facilities rather than to create architectural rhythm or historic character. The windows include both fixed units for energy efficiency and casement windows for ventilation, arranged according to interior functional requirements rather than exterior compositional principles. The window proportions and materials reflect contemporary commercial glazing systems that prioritize energy performance and maintenance considerations over historical architectural compatibility.

The building's entrance and site design reflect modern commercial development standards including handicap accessibility requirements, parking regulations, and signage provisions that create a functional medical facility but do not relate to the development patterns or architectural character established during Flat Rock's periods of significance. The site planning emphasizes automobile access and parking efficiency typical of contemporary commercial development rather than the pedestrian-oriented development patterns that characterized historic commercial construction.

The building represents the type of specialized commercial development that characterizes contemporary suburban medical facility construction, designed to serve regional healthcare needs through standardized building types that can be efficiently constructed and operated. While the facility serves important community healthcare needs, its design reflects contemporary commercial development practices that prioritize functional efficiency and regulatory compliance over architectural continuity with historic district character.

The building's location within the historic district boundaries demonstrates the continuing commercial development of Flat Rock beyond the established periods of significance, representing the community's ongoing evolution to meet contemporary service needs while maintaining its essential residential and commercial character through the preservation of contributing historic resources.

## **History of the Resource**

*Provide information on previous owners, land use, 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 26342 Gibraltar was constructed in 2003, and is outside the period of significance for 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.*

This property is recommended as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. The building fails to meet the integrity standards necessary for contributing status within a historic district context and does not possess individual significance under any of the four National Register criteria.

#### **Evaluation Under National Register Criteria:**

The property does not meet Criterion A (association with events significant to broad patterns of history) as it was constructed in 2003, thirty-one years after the end of the Late Period of Significance (1922-1972) established for the Flat Rock Historical District. The building has no association with Michael Vreeland's 1834 village establishment, the agricultural and milling activities of the 19th century, Henry Ford's Village Industries program beginning in 1922, or the subsequent industrial development that shaped Flat Rock's historic character through 1972.

The property does not meet Criterion B (association with significant persons) as no individuals of historical importance to Flat Rock or the broader region are associated with this recently constructed medical facility.

The property does not meet Criterion C (distinctive architectural characteristics) as it represents contemporary commercial medical facility construction that lacks the design qualities, craftsmanship, and materials characteristic of Flat Rock's historic periods. The building exhibits standardized early 21st-century commercial design features that differ substantially from the vernacular, Colonial Revival, Craftsman, or other architectural styles that characterize the district's contributing resources.

The property does not meet Criterion D (information potential) as it represents well-documented contemporary construction techniques and materials that offer no significant archaeological or informational value related to Flat Rock's historic development.

This property should be classified as **non-contributing** to the Flat Rock Historical District. The 2003 construction date places this building well beyond the established periods of significance, and its contemporary medical facility character does not reflect or support the historic themes that justify the district's National Register eligibility. While the building serves important community healthcare needs, its standardized commercial design and modern materials create a facility that lacks connection to Flat Rock's historic development patterns.

The presence of this non-contributing resource does not compromise the overall integrity of the proposed historic district, provided that contributing resources continue to represent the majority of buildings within the district boundaries and that the historic development patterns and architectural character remain clearly evident. The Michigan SHPO recognizes that historic districts appropriately include some non-contributing resources that represent the community's continuing evolution while maintaining the essential historic character that justifies district designation.

The building's function as a medical facility demonstrates the community's continuing development to meet contemporary service needs, but its design reflects standardized commercial development practices that do not contribute to the understanding or preservation of Flat Rock's historical significance during the established periods of significance.

**SHPO Compliance Recommendation:** NON-CONTRIBUTING status within the Flat Rock Historical District. This property meets the standards for inclusion within district boundaries as a non-contributing resource that does not detract from the overall historic character while acknowledging the community's ongoing development beyond the established periods of significance.

### References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), parcel number 58\_094\_02\_0093\_000; citing records held by the City of Flat Rock.

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

Street Address	26317 Gibraltar				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0097_000 Lot 97 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096060	Long: -83.292620			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1925 (rehabilitated 2019 following fire)	
Architectural Style	Tudor Revival/Commercial Vernacular	
Building Form	Two-story commercial building	
Roof Form	Complex gable roof system	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Brick, wood siding, stone veneer	
Foundation Materials	Concrete	
Window Materials	Wood and replacement units	
Window Type	Double-hung sash and commercial display windows	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Commerce			
Period(s) of Significance	1922-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Partial restoration after 2 <sup>nd</sup> floor fire	
Historic Name	Commercial building/Dress shop			
Current/Common Name	Shagg (commercial salon establishment)			
Historic/Original Owner	Lindsay House			
Historic Building Use	Commercial (dress shop in 1950s – explains period display windows)			
Current Building Use	Commercial			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Bunte (possibly)			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The property at 26317 Gibraltar Road is a 1.5-to-2-story commercial building constructed c. 1925, sited on the south side of Gibraltar Road at its intersection with E. Huron River Drive within the Flat Rock Historical District. The building sustained minor fire damage to a small portion of the roof and upper floor in 2017, repaired by the owners close to the original configuration. The building occupies Lot 97 of Assessor's Flat Rock Plat No. 4, positioned at a prominent corner within the commercial core of downtown Flat Rock.

The building presents a complex roofline dominated by a steeply pitched hipped roof with lower cross-gabled projections, creating an irregular but visually distinctive silhouette at the Gibraltar Road streetscape. The steep roof pitch and overall massing reflect Craftsman-era design influences consistent with the c. 1925 construction date. The roof is clad in asphalt shingles, with the small section damaged in 2017 repaired in matching material.

The exterior walls are clad in tan or gold-toned siding — vinyl or fiber cement — over the original wall material. The primary facade facing Gibraltar Road incorporates commercial storefront glazing at the ground level with a customer entrance, identifying the current salon use through mounted signage. Upper-story fenestration consists of replacement vinyl windows. The building's footprint fills the lot at the sidewalk line, maintaining the zero-setback commercial streetwall alignment characteristic of the Gibraltar Road and E. Huron River Drive intersection.

The bulk of the building's structural fabric, massing, and spatial configuration survive from the original c. 1925 construction. The 2017 fire affected only a small area of the roof and upper floor; the repair was executed close to the original, preserving the building's essential form and its relationship to the surrounding streetscape. Exterior materials have been altered through the application of replacement siding and windows independent of the fire damage, consistent with the pattern of incremental modernization seen across the district's commercial properties.

A landscaped area with low stone or masonry retaining wall and ornamental plantings occupies the ground plane adjacent to the building, and a commercial sign identifies the business at the sidewalk.

## History of the Resource

Provide information on previous owners, land use, construction 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 & Marion Crooks and family were living at 26317 Erie.<sup>1</sup> In 1939, Anna Lindsay were living at 26317 Erie.<sup>2</sup> George W. Bunte — one of the Bunte Brothers who purchased Lots 62, 63, and 65 from Charles Campbell in 1917 and sold to Henry Ford in 1921 — conveyed the west 24 feet of Lot 97 to J.F. Lindsay and Anna R. Lindsay on April 12, 1927, though the deed was not recorded until August 3, 1965, nearly four decades later.<sup>3</sup> This extraordinarily delayed recording mirrors the pattern seen elsewhere in the Flat Rock title records, most notably the 1841 Michael Vreeland deed that went unrecorded until 1888. Bunte's ownership of Lot 97 in 1927, just six years after selling his Vreeland-line lots to Ford, documents his continued local real estate activity in the years following the Ford land assembly.<sup>4</sup>

Anna R. Lindsay's estate entered probate on August 3, 1965, the same date the long-unrecorded 1927 deed was finally placed on record — the probate proceeding apparently triggering the belated recording to clear title.<sup>5</sup> The probate inventory filed November 16, 1965, recites Lot 97.<sup>6</sup> Ralph Lindsay and Rosewayne Lindsay then conveyed Lot 97 to Marion Crooks on December 14, 1966, and separately Alice Neifert and Glenn and Virginia Lindsay conveyed their interests to the same on December 22, 1966 — the multiple deeds consolidating the Lindsay heirs' divided interests into single ownership.<sup>7</sup> The Neifert name reappears here as it does throughout Flat Rock's commercial property records, connecting this lot to the family whose lending and ownership activity is documented across multiple downtown parcels.<sup>8</sup> Marion Crooks immediately conveyed to John Crooks and Marion as husband and wife on December 22, 1966, likely a title-clearing deed to establish proper tenancy.<sup>9</sup>

The estate of Julia Esther Ganz, formerly Julia Esther Fleming, entered probate October 4, 1968, with the inventory reciting a purchaser's interest in a land contract on Lot 97 — indicating Ganz had been buying the property on contract at the time of her death.<sup>10</sup> John and Marion Crooks conveyed Lot 97 to Annetta L. Morton for \$28,900 on June 21, 1978.<sup>11</sup> Morton had already entered a land contract with Barry E. and Kathleen Sedlock for \$60,000 on December 21, 1977 — recorded July 1978 — suggesting Morton acquired title from the Crooks specifically to complete or formalize the Sedlock transaction, with a \$31,100 margin between acquisition and sale prices.<sup>12</sup> Morton subsequently added Margaret E. Tinsley as joint tenant by quitclaim in October 1979, subject to the outstanding Sedlock land contract.<sup>13</sup>

## Statement of Significance/Recommendation of Eligibility

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

The property at 26317 Gibraltar Road is recommended as Contributing to the Flat Rock Historical District under Criterion A. Under Criterion A, the building documents the commercial development of the Gibraltar Road and E. Huron River Drive intersection — the functional center of downtown Flat Rock — from the early Village Industries era through the present. The c. 1925 construction date places the building within the first years of community growth following the opening of the Ford Lamp Factory in 1922, when Flat Rock's commercial district was expanding to serve a rapidly growing workforce. George W. Bunte's involvement in Lot 97 further documents his real estate activity in the years following his role in the Ford land assembly — the same Bunte Brothers who purchased former Vreeland family lots from Charles Campbell in 1917 and sold to Henry Ford in 1921. Bunte's 1927 conveyance of the west 24 feet of Lot 97 to J.F. and Anna R. Lindsay, though not recorded for nearly four decades, establishes the building's earliest documented ownership within the circle of local families directly connected to the Ford transformation. The chain of title's connections to the Neifert and Crooks families embed the

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

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

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

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

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

property within the network of interrelated local families whose land dealings shaped the downtown commercial core. The building's sustained commercial use — dress shop, boutique, salon — documents the retail economy along Gibraltar Road across the full period of significance, with continuous adaptation to changing consumer demand while maintaining commercial function on this prominent corner.

The property retains integrity of location on its original site at the Gibraltar Road and E. Huron River Drive intersection. Design integrity is strong — the steeply pitched hipped roof, cross-gabled projections, 1.5-to-2-story massing, and zero-setback streetwall placement all survive from the original c. 1925 construction; the 2017 fire affected only a small portion of the roof and upper floor, and the repair preserved the building's essential form. Materials and workmanship have been diminished by the application of replacement siding and windows and the localized roof repair, though these alterations are consistent with the incremental modernization common across the district's commercial properties and are not solely attributable to the fire. Setting is excellent at the prominent downtown corner where Gibraltar Road meets E. Huron River Drive. Feeling is conveyed through the building's distinctive Craftsman-era roofline, 1920s-scale massing, and commercial storefront character, which distinguish it from later construction. Association is strong through uninterrupted commercial use and documented connections to the Bunte, Lindsay, Neifert, and Crooks families.

**Recommendation: CONTRIBUTING**

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The c. 1925 construction date falls within the 1920–1975 period of significance, and the chain of title documents connections to the Bunte family (Ford land assembly participants), the Neiferts, and other locally significant families. The 2017 fire damaged only a small portion of the roof and upper floor; the bulk of the building's original structural fabric, massing, and spatial configuration survive, and repairs were executed close to the original. Exterior materials have been altered through replacement siding and windows — consistent with incremental modernization across the district — diminishing Materials and Workmanship integrity, but the building retains integrity of Location, Design, Setting, Feeling, and Association. Sustained commercial use from the 1920s through the present documents the retail economy at the Gibraltar Road and E. Huron River Drive intersection across the full period of significance. Contributing under Criterion A.

**References**

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

City of Flat 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\_02\_0097\_000; citing records held by the City of Flat Rock.

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

Street Address		26276_Heier Court			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_091_01_0016_301 Lot 16 Assessor's Flat Rock Plat No.2 (May 1940)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.100580		Long: -83.292840	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1939
Architectural Style	Colonial Revival/Vernacular Duplex
Building Form	Two-story duplex
Roof Form	Side-gable with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl replacement windows
Window Type	Double-hung sash
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 / Detached garage

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>		
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Social History; Commerce			
Period(s) of Significance	1922-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name	Heier House			
Current/Common Name	Historic duplex			
Historic/Original Owner	Heier brothers (coal and lumber yard operators)			
Historic Building Use	Duplex residence			
Current Building Use	Duplex residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The property at 26276 Heier Ct. South is a two-story duplex constructed in 1939 during the Late Period of Significance for the Flat Rock Historical District, representing the type of multi-family residential construction that characterized housing development during the late 1930s when Flat Rock was experiencing sustained growth related to Henry Ford's Village Industries program and the expanding industrial economy that required diverse housing options for workers and their families. Known historically as the Heier House, the building demonstrates the practical approach to residential development that provided affordable housing solutions while maintaining the architectural character and neighborhood scale appropriate to established residential areas.

The building exhibits Colonial Revival design elements adapted for duplex construction, featuring a side-gable roof configuration with dormers that creates a substantial, homelike appearance while efficiently accommodating two separate living units within a single structure. This design approach reflects the influence of traditional American residential architecture on practical multi-family construction during the late 1930s, when builders sought to create duplex housing that maintained the visual character of single-family neighborhoods while providing the economic advantages of multi-unit construction for both property owners and tenants.

The structure displays a symmetrical facade organization that clearly expresses its duplex function through the arrangement of entrances and windows while maintaining overall architectural coherence. The building's massing and proportions reflect careful planning that maximizes living space for both units while creating an attractive, substantial appearance that contributes positively to the residential streetscape. This balanced approach to duplex design demonstrates the sophisticated residential planning that characterized Flat Rock's development during the late 1930s, when the community had achieved sufficient stability to support diverse housing types.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood siding, representing a common and practical maintenance approach that preserves the underlying historic fabric while providing enhanced weather protection and reduced maintenance requirements. The vinyl siding maintains the building's original proportions and visual character while demonstrating the continuing adaptation of historic residential properties to meet contemporary maintenance and energy efficiency needs. The neutral color selection integrates well with the surrounding residential context and preserves the building's dignified appearance.

The roof system includes dormers that provide additional living space and natural light for the upper-level units while adding architectural interest to the building's profile. These dormers represent important character-defining features that enhance both the building's functional capacity and its architectural appeal, demonstrating the thoughtful design that distinguished quality duplex construction during this period. The dormers maintain appropriate scale and proportion relationships with the main roof structure, creating a harmonious overall composition.

The fenestration pattern consists of regularly spaced double-hung sash windows that appear to be replacement units maintaining appropriate proportions and configurations consistent with the original 1939 design intent. The windows are arranged symmetrically to serve both duplex units while creating a balanced, attractive appearance that maintains the building's residential character. The window replacement represents appropriate maintenance that preserves the building's essential character while providing improved energy efficiency and functionality.

A particularly significant aspect of this property is its association with the two Heier brothers who operated the coal and lumber yard in Flat Rock and constructed this duplex in 1939 to house both families, with each brother's family occupying one side of the building. This arrangement represents an important example of family business housing that characterized small-town industrial communities during the late 1930s, where related families involved in essential business operations often chose to live in close proximity while maintaining separate households. The coal and lumber yard operation represented a crucial business that supported both residential and commercial construction throughout Flat Rock, providing essential building materials for the community's continued growth during the Late Period of Significance.

The building includes a detached garage that provides automobile accommodation typical of residential construction during the late 1930s, when car ownership was becoming increasingly common among working families. The garage represents the continuing adaptation of residential properties to accommodate changing transportation needs while maintaining the building's essential residential character and function.

The property is situated on Heier Court, a residential street that reflects the planned residential development that characterized Flat Rock's growth during the Late Period of Significance. The building's location within an established residential neighborhood demonstrates the successful integration of multi-family housing within single-family residential areas, creating housing diversity while maintaining neighborhood character and scale.

The building's continued use as a duplex maintains its original function while continuing to provide affordable housing options for Flat Rock residents, demonstrating the enduring viability of well-designed multi-family residential construction and the continuing relevance of 1930s housing solutions to contemporary community needs.

## History of the Resource

Provide information on previous owners, land use, 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 Estate of Charles W. Heier, deceased, was the subject of a Will recorded November 1, 1944, filed December 6, 1945, regarding Lot 16 and other lots.<sup>1</sup> The residue of the estate was bequeathed to wife Hilda Heier, a one-third interest, with the children receiving the remaining two-thirds interest.<sup>2</sup>

Louise Fish conveyed Lot 16 and other lots to Warren Heier, Hilda Heier, and Warren Heier, as tenants in common, by Quit Claim Deed on November 9, 1945, recorded February 19, 1946.<sup>3</sup> Marjorie Bryan also conveyed Lot 16 and other lots to the same grantees by Quit Claim Deed on November 9, 1945, recorded February 19, 1946.<sup>4</sup>

Hilda Heier conveyed an undivided one-quarter interest in Lot 16 and other lots to Warren E. Heier by Land Contract for \$5,000 on January 2, 1952, recorded February 4, 1954.<sup>5</sup> Payment of an additional sum of \$35,000 was noted. The property was subject to easements.

Hilda Heier conveyed Lot 16 and other lots to Warren E. Heier and Lillian A., his wife, by Quit Claim Deed on January 29, 1955, recorded February 4, 1955.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

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

This property is recommended as contributing to the proposed Flat Rock Historic District. Constructed in 1939 by the Heier brothers, who operated the local coal and lumber yard, the building meets integrity standards for contributing status and represents an important component of Flat Rock's multifamily residential development during the district's late period of significance.

Under Criterion A, the property is significant for its association with both multifamily residential development and the essential business operations that supported Flat Rock's continued growth following Henry Ford's Village Industries initiatives. The Heier brothers' coal and lumber yard supplied building materials for residential and commercial construction throughout the community, and their duplex housing arrangement demonstrates the practical integration of business operations and family life that characterized successful small-town industrial communities during this period. The building reflects the maturation of Flat Rock's residential infrastructure in the late 1930s, when the community had achieved sufficient stability to support diverse housing types — including well-designed duplex construction — that accommodated the expanding workforce while preserving neighborhood scale and character.

Under Criterion C, the building is a representative example of late 1930s Colonial Revival duplex architecture, demonstrating the successful adaptation of traditional residential design to multifamily construction through its side-gable roof with dormers, symmetrical facade organization, appropriate proportions, and integration with the surrounding residential context.

The property retains sufficient integrity across all seven aspects to convey its historical and architectural significance. It remains on its original site within the residential neighborhood that developed during the late period of significance, and its original duplex form, roof profile, dormers, fenestration pattern, and overall massing are intact. While the exterior has been re-sided with vinyl — a common maintenance alteration among resources of this age — the underlying historic fabric, proportional relationships, and design intent remain clearly legible. The street relationship, lot configuration, and surrounding development pattern are consistent with late 1930s residential character, and the building continues to convey a strong feeling of and association with the themes of multifamily housing, affordable workforce accommodation, and community growth tied to Ford's Village Industries program. Its continued use as a duplex after more than eighty years further demonstrates the lasting viability of the original design and reinforces the property's contribution to the district's historical narrative.

## 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\_091\_01\_0016\_301; citing records held by the City of Flat Rock.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. *NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, 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-10-1 through GA-10-47.*

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

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

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

Street Address	26358 Moses		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_05_0011_000 Lot 11 Moses Sub No.1 (Sept. 1922)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098760	Long: -83.290520	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1950
Architectural Style	Post-War Cottage/Minimal Traditional
Building Form	One-story cottage with front-facing gable
Roof Form	Front-facing gable with side additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Board and batten siding
Foundation Materials	Concrete
Window Materials	Wood and replacement units
Window Type	Multi-light and double-hung sash windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Social History			
Period(s) of Significance	1922-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26358 Moses			
Historic/Original Owner	Unknown			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	2 March 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The property at 26358 Moses North is a one-story cottage constructed in 1950 during the post-World War II period within the Late Period of Significance for the Flat Rock Historical District. The dwelling represents the type of modest, well-designed residential construction that characterized the housing boom that followed the war, when returning veterans and their families sought affordable, practical housing in established communities like Flat Rock that offered both employment opportunities and small-town residential character within the industrial region of southeastern Michigan.

The building exhibits characteristic post-war cottage design elements that reflect both the influence of traditional American residential architecture and the practical considerations that shaped housing construction during the early 1950s. The dwelling features a front-facing gable form that creates a strong vertical emphasis and attractive street presence while maximizing interior space within a compact, economical footprint. This gable-front configuration was particularly popular during the post-war period when builders sought to create distinctive, homelike appearances for modest residential construction while controlling construction costs.

The structure displays board and batten siding that provides an attractive, textural exterior surface while reflecting the continued use of wood construction materials during the early 1950s, before the widespread adoption of synthetic siding materials in residential construction. The board and batten installation creates strong vertical lines that complement the front-facing gable form and demonstrates quality construction methods that were employed in post-war residential development. The siding is painted in an attractive two-tone color scheme with blue walls and white trim that enhances the building's cottage character and provides visual interest.

A significant architectural feature of this dwelling is the covered front porch that extends across a portion of the primary facade, creating a welcoming entrance area that reflects the emphasis on outdoor living and neighborhood interaction that characterized post-war residential design. The porch provides practical weather protection while creating an attractive transitional space between the interior and exterior environments. The porch design includes simple columns and railings that demonstrate the straightforward, unpretentious approach to residential construction that distinguished post-war cottage architecture.

The fenestration pattern consists of multi-light windows that create visual interest and reflect the influence of traditional residential design on post-war construction, combined with larger single-sash windows that provide generous natural light for interior spaces. The multi-light windows demonstrate the continuing appeal of traditional window configurations that referenced earlier residential styles while the larger windows reflect contemporary preferences for increased natural light and visual connection with the outdoor environment. This combination of window types creates an attractive, balanced facade composition.

The building's roof system includes the primary front-facing gable with side additions that accommodate additional living space while maintaining the cottage's essential character and scale. The roof configuration demonstrates the practical approach to residential expansion that characterized post-war housing, where basic house forms could be extended to meet growing family needs while preserving the building's essential architectural character. The roof is covered with asphalt shingles that provide practical weather protection.

The dwelling represents the type of affordable, quality residential construction that provided housing for working families during Flat Rock's post-war growth period, when the community's established industrial base continued to attract residents seeking employment opportunities in the automotive and related industries. The building's modest scale and practical design reflect the economic constraints and lifestyle preferences of young families during the early 1950s, when homeownership became increasingly accessible to working-class families.

The building's location on Moses Street places it within a residential neighborhood that developed during the post-war period, demonstrating the continuing expansion of Flat Rock's residential areas to accommodate the housing needs of families drawn to the community by employment opportunities in the established industrial sector. The building's integration within this residential context reflects the successful community planning that characterized Flat Rock's development throughout the Late Period of Significance.

The dwelling's continued use as a single-family residence maintains its original function while demonstrating the enduring appeal and livability of well-designed post-war cottage architecture. The building represents successful residential construction that has provided comfortable family housing for over seventy years while maintaining its essential character and contributing to the residential neighborhood character that distinguishes Flat Rock's residential areas.

## History of the Resource

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

Lot 11 and its companion Lot 22 were part of a four-lot parcel — Lots 10, 11, 22, and 23 — conveyed by Fred B. and Cora Hill to Harry and Jennie Sonnenberg by warranty deed in January 1941.<sup>1</sup> After Harry's death, Jennie Sonnenberg, as survivor, sold Lots 11 and 22 to Herbert A. and Joyce Blohm in April 1956.<sup>2</sup>

The two lots then split onto separate tracks. On the same day in July 1973, Erwin W. and Elsie Blohm conveyed Lot 11 to Raphael Bennett Jr. and Thelma, his wife, for \$50, while Herbert and Joyce Blohm conveyed Lot 22 to Erwin and Elsie Blohm as joint tenants.<sup>3</sup> The Bennetts promptly mortgaged Lot 11 for \$15,200 through Peoples Bank of Trenton in September 1973, then quit-claimed the lot back to themselves and the Blohms jointly that same month.<sup>4</sup> In April 1976, Thelma Bennett quit-claimed her interest in Lot 11 to Raphael Jr. individually, barring her dower rights, and Raphael simultaneously conveyed the lot to himself as trustee under a trust agreement dated March 30, 1976.<sup>5</sup>

Herbert and Joyce Blohm and Raphael Bennett Jr., acting as trustee, then sold Lot 11 to Leon E. and Patricia H. Simeck by warranty deed for \$21,000 in November 1977.<sup>6</sup> The Simecks held the property until March 1986, when they entered into a land contract with E. J. and Olwyn Zamorski for \$35,000.<sup>7</sup>

## Statement of Significance/Recommendation of Eligibility

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

This 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 post-World War II residential development during the Late Period of Significance.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the post-World War II residential development that occurred in Flat Rock during the Late Period of Significance, when the community was experiencing continued growth related to the long-term success of Henry Ford's Village Industries program and the expanding automotive and related industries that had established southeastern Michigan as a major industrial region. Constructed in 1950, twenty-eight years after Ford's arrival in 1922, the building demonstrates the type of affordable residential construction that provided housing for working families during the post-war economic boom.

The building represents the successful adaptation of Flat Rock to post-war housing needs, showing how the community's established industrial base continued to attract residents seeking both employment opportunities and small-town residential character within the larger Detroit metropolitan industrial region. This type of modest, well-designed residential construction was essential to accommodating the housing needs of returning veterans and young families while maintaining the community character that had distinguished Flat Rock since Ford's original Village Industries development.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of post-war cottage residential architecture. The dwelling demonstrates the influence of traditional American residential design principles on modest post-war construction, featuring characteristic elements such as the front-facing gable form, board and batten siding, covered front porch, multi-light windows, and cottage scale that distinguished quality residential construction during the early 1950s.

### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the residential neighborhood that developed during Flat Rock's post-war growth period.

**Design:** The property retains excellent integrity of design. The original cottage form, front-facing gable configuration, covered front porch, fenestration pattern, and overall massing remain intact and clearly express the building's post-war cottage design intent.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: 69 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Henry Moses Subdivision No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 55, Page 69, on 7 July 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-6-1 through 6A-6-10.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

**Materials:** The building retains strong integrity of materials. The board and batten siding, roofing materials, window configurations, and foundation appear to be largely original and maintain the building's authentic post-war material character.

**Workmanship:** The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and craftsmanship details remain evident and reflect the quality residential construction methods employed during the early 1950s.

**Setting:** The building retains excellent integrity of setting within the residential neighborhood that developed during Flat Rock's post-war growth period. The street relationship, lot configuration, and surrounding residential context remain consistent with early 1950s residential development patterns.

**Feeling:** The property retains strong integrity of feeling as a post-war cottage within an established industrial community. The building successfully conveys the character of modest residential development during the post-war housing boom that characterized small industrial communities throughout southeastern Michigan.

**Association:** The building maintains clear integrity of association with the themes of post-war residential development, working-class housing, and community growth that characterized Flat Rock's Late Period of Significance and the continuing success of the industrial foundation established by Ford's Village Industries program.

**Historic District Recommendation:**

This property should be classified as contributing to the Flat Rock Historical District. The 1950 construction date falls within the Late Period of Significance (1922-1972), and the building represents important themes of post-war residential development and community growth that directly resulted from the long-term economic stability created by Henry Ford's Village Industries program and the continuing industrial development of southeastern Michigan.

The building represents an important aspect of community development during Flat Rock's Late Period - the provision of affordable, quality housing for working families during the post-war economic boom when returning veterans and young families sought homeownership opportunities in established industrial communities. This type of residential construction was essential to maintaining Flat Rock's residential character while accommodating the housing needs of families drawn to the community by continuing employment opportunities in the automotive and related industries.

The building's architectural character demonstrates the continuing influence of traditional American residential design on post-war construction, showing how builders and homeowners maintained preferences for cottage-style architecture that referenced earlier residential traditions while incorporating contemporary materials and construction techniques. This continuity of residential character is an important part of the district's overall historical narrative and demonstrates the enduring appeal of traditional residential design principles.

The building's continued use as a single-family residence demonstrates the lasting viability of post-war cottage architecture and represents successful residential development that has served family housing needs for over seventy years while maintaining its essential character and contributing to the neighborhood residential character that distinguishes Flat Rock's residential areas.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's post-war residential development during the established 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\_05\_0011\_000; citing records held by the City of Flat Rock.

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

Street Address		26366_Moses Street			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_094_05_0010_000 Lot 10 Moses Sub No.1 (Sept. 1922)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.098840		Long: -83.290660	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1953	
Architectural Style	Ranch/Minimal Traditional	
Building Form	One-story ranch house	
Roof Form	Hip roof	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Aluminum or vinyl siding	
Foundation Materials	Concrete	
Window Materials	Aluminum and replacement units	
Window Type	Double-hung sash and picture windows	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1 garage	

**Eligibility**

Individually Eligible <input type="checkbox"/>	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>				
Criteria Considerations:		a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/>	f. <input type="checkbox"/>	g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District				
Not Eligible <input type="checkbox"/>								
Area(s) of Significance		Community Planning and Development; Architecture; Social History						
Period(s) of Significance		1920-1975 (Late Period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?								
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>		
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/>	Date(s):		
Current/Common Name		26366 Moses						
Historic/Original Owner		Unknown						
Historic Building Use		Single-family residence						
Current Building Use		Single-family residence						
Architect/Engineer/Designer		Unknown						
Builder/Contractor		Unknown						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The property at 26366 Moses North is a one-story ranch house constructed in 1953 during the post-World War II residential boom within the Late Period of Significance for the Flat Rock Historical District. The dwelling represents the type of modern, efficient residential construction that characterized the housing development of the early-to-mid 1950s, when ranch-style architecture became the dominant residential form for middle-class families seeking contemporary living arrangements in established industrial communities like Flat Rock that offered both employment opportunities and suburban residential character.

The building exhibits characteristic ranch-style design elements that reflect the influence of California residential architecture on post-war housing development throughout the United States, adapted to the climate and lifestyle preferences of midwestern families during the 1950s. The dwelling features a hip roof configuration that creates a low-profile, horizontal emphasis while providing efficient weather protection and accommodating the single-story living arrangement that distinguished ranch houses from earlier two-story residential forms. This hip roof design was particularly popular during the early 1950s when builders sought to create modern, streamlined appearances that differentiated new construction from pre-war residential styles.

The structure displays a horizontal massing that emphasizes the ranch style's characteristic emphasis on single-story living and integration with outdoor spaces, reflecting the post-war lifestyle preferences that prioritized informal family living and indoor-outdoor relationships. The building's low profile and extended footprint demonstrate the influence of contemporary residential design principles that emphasized horizontal lines, functional planning, and efficient use of interior space to create comfortable family housing within economical construction budgets.

The exterior walls are clad in aluminum or vinyl siding that represents either original construction materials from the 1950s (if aluminum) or appropriate later maintenance upgrades (if vinyl) that preserve the building's essential character while providing enhanced weather protection and reduced maintenance requirements. The siding is installed in a horizontal pattern that emphasizes the building's ranch-style character and creates a clean, modern appearance appropriate for 1950s residential construction. The light color selection enhances the building's contemporary character and integrates well with the surrounding residential neighborhood.

A notable feature of this dwelling is the enclosed front porch or entry area that provides weather protection while creating a transitional space between the interior and exterior environments. This enclosed entry represents either original construction or an early modification that reflects the practical adaptations that homeowners made to ranch houses to accommodate Michigan's climate while preserving the style's emphasis on accessible, informal living. The enclosed entry area includes generous glazing that maintains visual connection with the outdoor environment while providing functional weather protection.

The fenestration pattern consists of a combination of double-hung sash windows and larger picture windows that reflect the ranch style's emphasis on natural light and visual connection with outdoor spaces. The windows appear to include both original and replacement units that maintain appropriate proportions and configurations consistent with 1950s residential design. The picture windows demonstrate the contemporary preference for large glazing areas that brought natural light into interior spaces while creating visual connections with gardens and outdoor living areas.

The building's roof system and overall proportions reflect the influence of modernist design principles on post-war residential construction, emphasizing clean lines, functional efficiency, and integration with site conditions rather than elaborate architectural ornamentation. This approach to residential design was particularly appealing to young families during the 1950s who sought housing that appeared contemporary and progressive while providing practical, comfortable living arrangements.

The dwelling represents the type of affordable, modern residential construction that provided housing for working families during Flat Rock's continued growth period of the 1950s, when the community's established industrial base continued to attract residents seeking employment opportunities in the automotive and related industries. The building's ranch design reflects the lifestyle preferences and economic circumstances of middle-class families during the post-war economic boom when homeownership became increasingly accessible to working families.

The building's location on Moses Street places it within a residential neighborhood that developed during the post-war period, demonstrating the continuing expansion of Flat Rock's residential areas to accommodate the housing needs of families drawn to the community by employment opportunities in the established industrial sector. The building's integration within this residential context reflects the successful community planning that characterized Flat Rock's development throughout the Late Period of Significance.

The dwelling's continued use as a single-family residence maintains its original function while demonstrating the enduring appeal and livability of well-designed ranch architecture. The building represents successful residential construction that has provided comfortable family housing for over seventy years while maintaining its essential character and contributing to the residential neighborhood character that distinguishes Flat Rock's residential areas.

## History of the Resource

Provide information on previous owners, land use, 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 10 and 23 were part of the same four-lot parcel — Lots 10, 11, 22, and 23 — conveyed by Fred B. and Cora Hill to Harry and Jennie Sonnenberg by warranty deed in January 1941.<sup>1</sup> An affidavit filed by their son Jack Sonenberg in 1953 clarified that the family surname was properly spelled Sonenberg and confirmed Harry's death on June 18, 1949.<sup>2</sup> Jennie, as survivor, sold Lots 10 and 23 to Emil and Margaret DeFauw by warranty deed in July 1953.<sup>3</sup>

After Emil's death, Margaret DeFauw granted power of attorney to her daughter Louise Ferguson, who conveyed Lot 10 to herself on Margaret's behalf in August 1984.<sup>4</sup> That November, Margaret — acting through Louise — entered into a land contract with Dale W. Lubaway for \$21,000 on Lot 10. Just ten days later, Lubaway, a single man, flipped the property into a second land contract with Frank and Kelly Balowski for \$29,000.<sup>5</sup> Margaret DeFauw died the following year, and her estate was opened in June 1985, with Lot 10 recited in the inventory filed that November.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

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

This 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 post-World War II residential development during the Late Period of Significance.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the post-World War II residential development that occurred in Flat Rock during the Late Period of Significance, when the community was experiencing continued growth related to the long-term success of Henry Ford's Village Industries program and the expanding automotive industry that had established southeastern Michigan as a major industrial region. Constructed in 1953, thirty-one years after Ford's arrival in 1922, the building demonstrates the type of modern residential construction that provided housing for working families during the sustained post-war economic boom.

The building represents the successful evolution of Flat Rock's residential character to accommodate post-war lifestyle preferences and housing needs, showing how the community's established industrial base continued to attract residents seeking both employment opportunities and modern residential amenities within the larger Detroit metropolitan industrial region. This type of ranch-style residential construction was essential to maintaining Flat Rock's appeal to working families while demonstrating the community's adaptation to contemporary residential design trends.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of early 1950s ranch residential architecture. The dwelling demonstrates the influence of modernist design principles and California residential architecture on midwestern housing development during the post-war period, featuring characteristic elements such as the hip roof configuration, horizontal emphasis, single-story living arrangement, and integration of indoor-outdoor relationships that distinguished ranch-style architecture from earlier residential forms.

### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the residential neighborhood that developed during Flat Rock's post-war growth period.

**Design:** The property retains excellent integrity of design. The original ranch house form, hip roof configuration, horizontal massing, fenestration pattern, and overall proportions remain intact and clearly express the building's early 1950s ranch design intent.

**Materials:** The building retains good integrity of materials. The exterior siding, roofing materials, window configurations, and foundation appear to maintain the building's authentic 1950s character, whether through original materials or appropriate replacement materials that preserve the building's essential character.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **55** > Page #: 69 > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 1 through 137 inclusive of Henry Moses Subdivision No. 1 in Flat Rock, Michigan, as recorded in Plat Liber 55, Page 69, on 7 July 1925. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-6-1 through 6A-6-10.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Henry Moses Subdivision No. 1, 1925 – 2026.

**Workmanship:** The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and design details remain evident and reflect the quality residential construction methods employed during the early 1950s.

**Setting:** The building retains excellent integrity of setting within the residential neighborhood that developed during Flat Rock's post-war growth period. The street relationship, lot configuration, and surrounding residential context remain consistent with early 1950s residential development patterns.

**Feeling:** The property retains strong integrity of feeling as an early 1950s ranch house within an established industrial community. The building successfully conveys the character of modern residential development during the post-war housing boom that characterized suburban development throughout southeastern Michigan.

**Association:** The building maintains clear integrity of association with the themes of post-war residential development, modern housing design, and community growth that characterized Flat Rock's Late Period of Significance and the continuing success of the industrial foundation established by Ford's Village Industries program.

**Historic District Recommendation:**

This property should be classified as contributing to the Flat Rock Historical District. The 1953 construction date falls within the Late Period of Significance (1920-1972), and the building represents important themes of post-war residential development and community adaptation to contemporary housing trends that directly resulted from the long-term economic stability created by Henry Ford's Village Industries program and the continuing industrial development of southeastern Michigan.

The building represents an important aspect of community development during Flat Rock's Late Period - the adoption of modern residential design that met the lifestyle preferences and housing needs of post-war families while maintaining the community's appeal as a residential location for working families. This type of ranch-style residential construction was essential to Flat Rock's continued growth and demonstrated the community's ability to adapt to changing residential preferences while preserving its essential character as an attractive place to live and work.

The building's architectural character demonstrates the influence of national residential design trends on local housing development, showing how communities like Flat Rock participated in broader patterns of suburban residential development while maintaining their distinctive industrial community character. This adaptation to contemporary residential trends is an important part of the district's overall historical narrative and demonstrates the continuing vitality and appeal of the community throughout the Late Period of Significance.

The building's continued use as a single-family residence demonstrates the lasting viability of ranch architecture and represents successful residential development that has served family housing needs for over seventy years while maintaining its essential character and contributing to the neighborhood residential character that distinguishes Flat Rock's residential areas.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's post-war residential development and adaptation to contemporary housing trends during the established 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\_05\_0010\_000; citing records held by the City of Flat Rock.

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

Street Address		26333_Moses Street			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_094_06_0006_000 Lot 6 Moses Sub (Sept. 1922)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.0982047		Long: -83.2906374	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1939 (extensively altered)
Architectural Style	Originally Minimal Traditional (altered beyond recognition)
Building Form	Two-story residence with major contemporary additions
Roof Form	Complex gable system
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding and brick veneer
Foundation Materials	Concrete
Window Materials	Contemporary vinyl
Window Type	Contemporary double-hung and picture windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>		
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>				
Component of a Historic District	Contributing to a district <input type="checkbox"/>	<b>Non-contributing to a district</b> <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District		
Not Eligible <input type="checkbox"/>						
Area(s) of Significance	N/A (due to loss of integrity)					
Period(s) of Significance	N/A (due to loss of integrity)					
Integrity – Does the property possess integrity in all or some of the 7 aspects?						
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input type="checkbox"/>	Association <input type="checkbox"/>
General Integrity:		Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/> Siding/Windows/Addition		Moved <input type="checkbox"/>	Date(s):
Current/Common Name		26333 Moses				
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 #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The property at 26333 Moses South is a residential building that was originally constructed in 1939 during the Late Period of Significance for the Flat Rock Historical District but has been so extensively altered and expanded that it no longer retains sufficient integrity to contribute to the district's historical significance. While the original construction date falls within the established period of significance (1920-1975), the building has undergone major alterations including substantial additions, material changes, and design modifications that have fundamentally transformed its appearance, scale, and architectural character beyond recognition of its original 1930s residential design.

The building's current appearance reflects extensive contemporary alterations that have obscured or eliminated the character-defining features that would have distinguished it as an example of late 1930s residential construction. The original building form, which would have been a modest single-story or story-and-a-half residence typical of working-class housing during the late Depression era, has been substantially expanded through large-scale additions that dominate the building's current appearance and create a scale and massing that bears no relationship to the original 1939 construction or the surrounding historic residential context.

The most significant alteration is the large contemporary addition that appears to more than double the building's original footprint and creates a two-story structure with contemporary proportions and design elements that reflect late 20th or early 21st-century residential construction rather than the modest residential character that would have characterized the original 1939 dwelling. This addition employs contemporary materials, proportions, and design principles that create a building whose overall appearance is dominated by modern rather than historic construction.

The exterior materials represent a complete departure from what would have been the original 1930s construction materials and methods. The building now displays a combination of vinyl siding and brick veneer that reflects contemporary residential construction preferences rather than the wood siding, modest trim details, and traditional materials that would have characterized late 1930s working-class residential construction in Flat Rock. These material changes eliminate the authentic building fabric that would convey the building's historical significance and construction period.

The fenestration pattern has been completely altered through the installation of contemporary windows that do not reflect the proportions, configurations, or materials that would have characterized 1930s residential construction. The current windows appear to be contemporary vinyl units in configurations that reflect modern preferences for larger glazing areas and different proportional relationships rather than the smaller, more traditionally proportioned windows that would have been typical of late 1930s residential design.

The building's roofline has been substantially altered through the addition process, creating a complex roof configuration that bears no relationship to what would have been the simple roof form of the original 1930s dwelling. The current roof system reflects the contemporary additions and creates a building profile that does not convey the modest scale and simple forms that characterized residential construction during the late 1930s when working families in Flat Rock were seeking economical housing solutions during the final years of the Depression.

The overall scale and massing of the current building reflects contemporary residential preferences for larger living spaces and more complex architectural arrangements rather than the modest, practical residential construction that characterized working-class housing during the late 1930s. The building's current appearance suggests affluent contemporary residential construction rather than the economical, straightforward residential design that would have been typical of its original construction period and the community context of Flat Rock during the late Depression era.

The extensive alterations have eliminated the building's ability to convey its original function as modest working-class housing that supported the residential development of Flat Rock during the Late Period of Significance. The building no longer demonstrates the type of affordable residential construction that provided housing for working families during the late 1930s or contributes to the understanding of residential development patterns that characterized the community during this period.

While the building continues to serve a residential function, its current appearance reflects contemporary design preferences and construction methods that do not contribute to the historical character of the district or demonstrate the residential development patterns that provide the basis for the district's significance. The building's alterations represent the type of extensive modification that, while meeting contemporary housing needs, eliminates the historical integrity necessary for contributing status within a historic district context.

## History of the Resource

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

In 1961-65, Lester Apple resided at 26333 Moses.<sup>1</sup> In 1965, Sophia Apple resided at 26333 Moses.<sup>2</sup> In 1966-68, Thomas Fryman and Cathy Apple were located at 26333 Moses.<sup>3</sup> In 1969-71, Thomas Fryman was located at 26333 Moses.<sup>4</sup>

## Statement of Significance/Recommendation of Eligibility

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

This property is recommended as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. While the original construction date of 1939 falls within the Late Period of Significance (1920-1975), the building has been so extensively altered that it no longer retains sufficient integrity to convey its historical significance or contribute to the district's architectural and historical character.

### Evaluation Under National Register Criteria:

Despite the 1939 construction date, the property does not contribute to the district's significance under **Criterion A** (association with events significant to broad patterns of history) because the extensive alterations have eliminated the building's ability to demonstrate the residential development patterns and working-class housing characteristics that provided affordable residential options for families during the Late Period of Significance. The building no longer conveys its original role in supporting the community development that resulted from Henry Ford's Village Industries program.

The property does not contribute to the district's significance under **Criterion C** (distinctive architectural characteristics) because the extensive alterations have eliminated the design elements, materials, proportions, and architectural character that would have distinguished it as an example of late 1930s residential construction. The building's current appearance reflects contemporary rather than historic design principles and does not demonstrate the architectural characteristics of its period of construction.

### Integrity Assessment:

**Location:** The building retains integrity of location as it remains on its original construction site.

**Design:** The property lacks integrity of design due to extensive alterations including major additions, roof modifications, and changes to the building's scale and massing that have eliminated the original 1930s residential design characteristics and created a building that reflects contemporary rather than historic design principles.

**Materials:** The building lacks integrity of materials due to the complete replacement of exterior materials with contemporary vinyl siding and brick veneer that do not reflect the original construction materials or building techniques that would have characterized 1930s residential construction.

**Workmanship:** The property lacks integrity of workmanship as the extensive alterations have obscured or eliminated the original construction techniques and craftsmanship details that would demonstrate 1930s residential building practices and replaced them with contemporary construction methods.

**Setting:** The building retains basic integrity of setting as it is located within the historic residential neighborhood, though the altered scale and character creates a building that does not relate appropriately to the surrounding historic residential context.

**Feeling:** The property lacks integrity of feeling as the extensive alterations have created a building whose appearance and character reflect contemporary residential construction rather than the modest working-class housing that characterized residential development during the late 1930s.

**Association:** The building lacks integrity of association as the extensive alterations have eliminated its ability to convey its original role in providing affordable housing for working families during the Late Period of Significance or to demonstrate the residential development patterns that characterized this period in Flat Rock's history.

### Historic District Recommendation:

This property should be classified as non-contributing to the Flat Rock Historical District. While the 1939 construction date falls within the Late Period of Significance, the extensive alterations including major additions, complete material replacement, and fundamental changes to the building's scale, design, and character have eliminated the integrity necessary for contributing status within a historic district context.

The building represents an example of how extensive alterations can compromise a historic building's ability to contribute to a district's significance regardless of its original construction date within the period of significance. The alterations

<sup>1</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (multi-volume), for Moses St., held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>2</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1964-1965), for Moses St., held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>3</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1966-1968), for Moses St., held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>4</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-1971), for Moses St., held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

demonstrate contemporary residential preferences and construction methods that, while meeting current housing needs, do not contribute to the understanding or preservation of the historical development patterns that provide the basis for the district's significance.

The presence of this non-contributing resource does not compromise the overall integrity of the proposed historic district, provided that contributing resources continue to represent the majority of buildings within the district boundaries and that the historic development patterns and architectural character remain clearly evident through the preservation of buildings that retain sufficient integrity to convey the district's historical significance.

The building's classification as non-contributing illustrates the application of consistent integrity standards that distinguish between buildings that retain sufficient historical character to contribute to district significance and those that have been altered beyond the point where they can effectively convey their historical significance, regardless of their original construction date.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel #58\_094\_06\_0005\_002 Lot 5 Moses Sub (Sept. 1922); generically citing records held by the City of Flat Rock.

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

Street Address		26349_Moses			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_094_06_0005_002 Lot 5 Moses Sub (Sept. 1922)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.0984906		Long: -83.2908507	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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

Construction Date	1927
Architectural Style	Craftsman Bungalow/Catalog Home
Building Form	One-story hip-roof bungalow
Roof Form	Hip roof with front dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over original wood siding
Foundation Materials	Concrete
Window Materials	Replacement windows
Window Type	Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Social History; Industry			
Period(s) of Significance	1922-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26349 Moses			
Historic/Original Owner	Winnick Family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

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

## Narrative Architectural Description

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

The property at 26349 Moses South is a one-story hip-roof bungalow constructed in 1927 during the early years of the Late Period of Significance for the Flat Rock Historical District, representing what appears to be a catalog kit home that exemplifies the type of affordable, standardized residential construction that provided housing solutions for working families during Henry Ford's Village Industries program. The dwelling demonstrates the intersection of national housing trends, mass production techniques, and local community development that characterized residential construction in industrial communities during the late 1920s, when catalog companies like Sears, Roebuck & Co., Montgomery Ward, and others provided pre-designed, pre-cut housing packages that enabled working families to achieve homeownership through economical construction methods.

The building exhibits characteristic design elements typical of catalog home construction during the 1920s, featuring a simple but well-proportioned hip-roof bungalow form that maximized living space while minimizing construction complexity and material costs. The hip roof configuration creates a compact, efficient residential design that was particularly popular in catalog home offerings during this period because it provided weather protection, architectural interest, and economical framing while accommodating the standardized lumber dimensions that made pre-cut housing packages feasible for mail-order distribution.

A distinctive feature of this dwelling is the front dormer that breaks the hip roofline and provides additional living space and natural light for the interior. This dormer represents a common design element in catalog homes of the 1920s, where companies offered various roof configurations and optional features that allowed customers to customize their homes while maintaining the economic advantages of standardized construction. The dormer's proportions and detailing are consistent with the simplified Craftsman aesthetic that characterized many catalog homes during this period.

The structure displays the symmetrical facade organization and standardized proportions that distinguish catalog homes from custom residential construction, reflecting the modular design principles that enabled mass production of building components. The building's overall dimensions and window spacing demonstrate the systematic approach to residential design that catalog companies employed to create attractive, functional homes using standardized lumber sizes and pre-cut components that could be efficiently manufactured, packaged, and shipped to customers throughout the United States.

The covered front porch extends across the central portion of the facade, creating a welcoming entrance area that reflects the Craftsman influence on catalog home design during the 1920s. The porch includes simple columns and railings that demonstrate the straightforward, practical approach to construction that characterized catalog homes, where decorative elements were simplified to reduce manufacturing complexity while maintaining architectural appeal. This porch design represents the successful adaptation of popular architectural styles to mass production methods.

The exterior walls are currently clad in vinyl siding that has been installed over the original wood siding, representing appropriate maintenance that preserves the underlying historic fabric while providing enhanced weather protection. The original wood siding would have been typical of catalog home construction during the 1920s, when companies provided pre-cut siding boards along with detailed assembly instructions that enabled homeowners or local contractors to complete construction efficiently. The building's current appearance maintains the essential proportions and character that distinguish this type of residential construction.

The fenestration pattern consists of double-hung sash windows that appear to be replacement units maintaining appropriate configurations consistent with catalog home design principles. The windows are arranged symmetrically and demonstrate the standardized approach to residential construction that enabled catalog companies to provide complete building packages including pre-fitted window and door units. The window placement and proportions reflect the efficient use of interior space that characterized well-designed catalog homes.

The building's construction in 1927 places it within the peak period of catalog home popularity and coincides directly with the early years of Ford's Village Industries program in Flat Rock, when the community was experiencing rapid growth and needed affordable housing solutions for the expanding workforce. The catalog home represents an ideal solution to the housing challenges faced by industrial communities during this period, providing quality residential construction at costs that working families could afford while maintaining architectural standards appropriate for established neighborhoods.

The dwelling's potential identification as a catalog kit home adds significant social and economic historical value, demonstrating how national trends in mass production and mail-order marketing intersected with local community development needs during the 1920s. This type of housing represents the democratization of homeownership during the period when catalog companies made quality residential design accessible to working families who might not otherwise have been able to afford custom residential construction.

The building's location within the Moses Street residential area demonstrates the systematic residential development that characterized Flat Rock's growth during the Late Period of Significance, when the community attracted working families

seeking both employment opportunities and affordable homeownership options. The catalog home represents the successful integration of mass production housing solutions with local community development patterns that supported Ford's Village Industries concept

### History of the Resource

Provide information on previous owners, land use, construction 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, Alexander & Addelia Winick and sons were living at 26349 Moses St., and Alexander was employed as a cook for restaurant.<sup>1</sup> In 1948, Addelia Winnick resided at 26349 Moses St.<sup>2</sup> In 1949, George Luce resided at 26349 Moses St.<sup>3</sup> In 1950, Ollie & Addelia Reid and step sons resided at 26349 Moses; and Ollie worked as a machine repairman at the Oil Refinery.<sup>4</sup> In 1955, Ollie Reid resided at 26349 Moses St.<sup>5</sup> In 1961-71, Al L. Winick resided at 26349 Moses.<sup>6</sup>

### Statement of Significance/Recommendation of Eligibility

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

This 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, with potential additional significance as an example of catalog kit home construction that demonstrates the intersection of mass production housing solutions with local community development needs.

#### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents both the residential development that supported Henry Ford's Village Industries program and the broader national phenomenon of catalog kit homes that provided affordable housing solutions for working families during the 1920s. Constructed in 1927, five years after Ford's arrival in 1922, the building demonstrates the type of economical residential construction that enabled working families to achieve homeownership while supporting the community development that made Ford's industrial initiatives successful.

If confirmed as a catalog kit home, the building would represent an important example of how national trends in mass production and mail-order marketing provided practical solutions to the housing challenges faced by industrial communities during the 1920s. The catalog home industry enabled working families throughout the United States to access quality residential design and construction materials at affordable prices, democratizing homeownership and supporting the residential development of communities like Flat Rock that were experiencing rapid growth due to industrial expansion.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of 1920s catalog home design that demonstrates the successful adaptation of popular architectural styles to mass production methods. The dwelling features characteristic elements of catalog home construction including the hip-roof bungalow form, front dormer, symmetrical facade organization, standardized proportions, and simplified Craftsman details that distinguished this type of residential construction from both custom homes and speculative building during the period.

#### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the

<sup>1</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 10A, dwelling 84, for Alexander & Addelia Winick 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 2, dwelling 16, for Ollie & Addelia Reid and step sons; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-6?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45>); accessed 27 July 2025), FHL#108990835, image 3 of 58; United States. National Archives and Records Administration.

<sup>5</sup> 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.

<sup>6</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-1971); held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

residential neighborhood that developed during Flat Rock's Late Period of Significance.

**Design:** The property retains excellent integrity of design. The original hip-roof bungalow form, front dormer, covered porch, symmetrical facade organization, and standardized proportions remain intact and clearly express the building's catalog home design characteristics and 1920s residential construction.

**Materials:** The building retains adequate integrity of materials for contributing status. While the exterior has been re-sided with vinyl materials, this represents appropriate maintenance that preserves the underlying historic fabric. The roof, foundation, porch elements, and overall structural components maintain sufficient material integrity to convey the building's catalog home construction methods.

**Workmanship:** The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and standardized building methods remain evident and reflect the quality construction that characterized catalog home assembly during the 1920s when companies provided detailed instructions and pre-cut materials.

**Setting:** The building retains excellent integrity of setting within the historic residential neighborhood that developed during Flat Rock's Late Period of Significance. The street relationship, lot configuration, and surrounding residential context remain consistent with 1920s residential development patterns that supported working-class homeownership.

**Feeling:** The property retains strong integrity of feeling as a 1920s catalog home within an industrial community. The building successfully conveys the character of affordable, quality residential construction that enabled working families to achieve homeownership during the period of rapid industrial development in Flat Rock.

**Association:** The building maintains clear integrity of association with themes of affordable housing, catalog home construction, working-class homeownership, and community development that characterized Flat Rock's Late Period of Significance and the successful implementation of housing solutions that supported Ford's Village Industries program.

This property should be classified as contributing to the Flat Rock Historical District. The 1927 construction date falls within the Late Period of Significance (1922-1972), and the building represents important themes of affordable housing provision and innovative construction methods that directly supported the residential development needs created by Henry Ford's Village Industries program. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The potential identification of this building as a catalog kit home adds exceptional historical value by demonstrating how national trends in mass production and mail-order marketing provided practical solutions to local housing challenges during the 1920s. This type of residential construction represents the democratization of homeownership and the successful adaptation of mass production techniques to meet the housing needs of working families in industrial communities.

The building represents an important aspect of community development during Flat Rock's Late Period - the provision of affordable, quality housing that enabled working families to achieve homeownership while supporting the residential growth that made Ford's Village Industries concept successful. The catalog home represents the intersection of national housing trends with local community development needs, demonstrating how innovative construction and marketing methods supported the residential development of industrial communities throughout the United States.

The building's continued use as a single-family residence demonstrates the lasting viability of catalog home construction and represents successful housing development that has provided quality family housing for nearly a century while maintaining its essential character and contributing to the residential neighborhood character that distinguishes Flat Rock's working-class residential areas.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in affordable housing development, catalog home construction, and community planning during the established Late Period of Significance, with potential additional significance for its role in demonstrating the intersection of mass production housing solutions with local industrial community development needs.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel #58\_094\_06\_0005\_002 Lot 5 Moses Sub (Sept. 1922); generically citing records held by the City of Flat Rock.

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

Street Address	26363_Moses Street				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_06_0004_000 Lot 4 & 5 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098490	Long: -83.290910			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1960
Architectural Style	Mid-Century Modern/Contemporary Religious
Building Form	One-story church with front-facing gable
Roof Form	Front-facing gable with side additions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick masonry with vinyl siding accents
Foundation Materials	Concrete
Window Materials	Aluminum and glass block
Window Type	Ribbon windows and glass block
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 / Additional church building/fellowship hall

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Architecture; Social History; Religion			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Church			
Historic/Original Owner	Religious congregation			
Historic Building Use	Church/religious services			
Current Building Use	Church/religious services			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

## Narrative Architectural Description

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

The property at 26363 Moses South is a one-story church building constructed in 1960 during the Late Period of Significance for the Flat Rock Historical District, representing the type of modern religious architecture that characterized suburban church construction during the post-World War II era when established industrial communities like Flat Rock were experiencing continued population growth and the corresponding need for expanded religious and community facilities to serve the spiritual and social needs of residents and their families.

The building exhibits characteristic mid-century modern church design elements that reflect the influence of contemporary architectural principles on religious building construction during the 1960s, when many congregations sought to create worship facilities that appeared modern and progressive while maintaining the functional requirements necessary for religious services and community gatherings. The structure features a front-facing gable form that creates a distinctive, recognizable profile while providing the interior height and spatial organization appropriate for worship activities and congregational seating.

The church displays brick masonry construction that provides durability, permanence, and dignified appearance appropriate for religious use, while vinyl siding accents in the gable end demonstrate the practical approach to building maintenance and contemporary material choices that characterized church construction during the 1960s. The brick construction reflects the substantial investment that religious congregations made in permanent facilities during this period, when established communities were building comprehensive religious infrastructure to serve growing populations and multigenerational families.

A significant architectural feature of this building is the covered entrance portico that creates a welcoming, sheltered approach to the main doors while providing weather protection for congregants and visitors. The portico includes simple columns and clean lines that demonstrate the streamlined aesthetic that distinguished mid-century religious architecture from the more elaborate ecclesiastical styles of earlier periods. This entrance design emphasizes accessibility and hospitality while maintaining the dignified character appropriate for religious facilities.

The fenestration pattern includes a combination of ribbon windows and glass block elements that reflect the mid-century preference for generous natural light while maintaining the privacy and contemplative atmosphere appropriate for worship spaces. The glass block provides diffused lighting that creates an appropriate interior environment for religious activities while the ribbon windows offer clear glazing for specific lighting and visibility needs. This combination of glazing types demonstrates the thoughtful approach to religious building design that characterized the 1960s.

The building's design emphasizes functional efficiency and congregational accessibility rather than elaborate architectural ornamentation, reflecting the practical approach to religious building that characterized many Protestant denominations during the post-war period when congregations prioritized community function and financial stewardship over architectural elaboration. This functional approach enabled congregations to create substantial, permanent religious facilities while maintaining economic efficiency appropriate for working-class communities.

The church complex includes an additional building that appears to serve fellowship, education, or administrative functions, demonstrating the comprehensive approach to religious facility planning that characterized established congregations during the 1960s when churches sought to provide complete religious, educational, and social programming for their members. This multiple-building approach reflects the successful growth and programming expansion that enabled religious institutions to serve diverse community needs.

The building's construction in 1960 represents the religious institutional development that characterized Flat Rock's maturation as a complete community during the Late Period of Significance, when the population attracted by Henry Ford's Village Industries and subsequent industrial development had achieved sufficient stability and growth to support diverse religious institutions and comprehensive religious facilities. The church demonstrates the successful community development that enabled residents to establish permanent religious institutions within their own community.

The building's location within the Moses Street residential area demonstrates the integrated community planning that characterized successful suburban development during the post-war period, when religious institutions were positioned within residential neighborhoods to serve local populations while maintaining appropriate scale and character relationships with surrounding residential development. This integration reflects the community-oriented approach to religious facility development that distinguished suburban church construction during this era.

The building's continued use for religious services maintains its original function while demonstrating the enduring viability of mid-century religious architecture and the successful establishment of permanent religious institutions that have served the Flat Rock community for over sixty years. The church represents successful religious facility development that has provided spiritual and community services while maintaining its essential architectural character and community function.

## History of the Resource

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

## Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at 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 church building meets the integrity standards necessary for contributing status and represents an important component of Flat Rock's religious and community institutional development during the Late Period of Significance.

### Evaluation Under National Register Criteria:

The property contributes to the district's significance under **Criterion A** (association with events significant to broad patterns of history) as it represents the religious institutional development that occurred in Flat Rock during the post-World War II period within the Late Period of Significance, when the community was experiencing sustained population growth and prosperity related to the long-term success of Henry Ford's Village Industries program and the continuing industrial development that had established southeastern Michigan as a major industrial region. Constructed in 1960, thirty-eight years after Ford's arrival in 1922, the building demonstrates the type of permanent religious infrastructure that characterized the community's maturation into a complete, self-sufficient community capable of supporting diverse religious institutions.

The building represents the successful long-term community development that resulted from Ford's Village Industries concept, showing how the industrial foundation and population attracted by Ford's initiatives created stable communities capable of supporting comprehensive religious and social institutions. The establishment of permanent religious facilities demonstrates the community's evolution beyond Ford's original industrial village to become a complete community with the religious and social infrastructure necessary to serve multigenerational families and diverse community needs.

The building also contributes to the district's significance under **Criterion C** (distinctive architectural characteristics) as a representative example of mid-century modern religious architecture. The building demonstrates the influence of contemporary design principles on religious facility construction during the 1960s, featuring characteristic elements such as the front-facing gable form, brick masonry construction, functional design emphasis, ribbon windows, glass block, and streamlined aesthetic that distinguished mid-century church architecture from earlier ecclesiastical building traditions.

### Integrity Assessment:

**Location:** The building retains complete integrity of location, remaining on its original construction site within the residential neighborhood that developed during Flat Rock's post-war growth and community maturation.

**Design:** The property retains excellent integrity of design. The original church form, front-facing gable configuration, covered entrance portico, fenestration pattern, and overall massing remain intact and clearly express the building's mid-century modern religious design intent.

**Materials:** The building retains strong integrity of materials. The brick masonry construction, vinyl siding accents, window systems, and roofing materials appear to be largely original and maintain the building's authentic mid-century religious architecture character.

**Workmanship:** The property demonstrates good integrity of workmanship. The original construction techniques, proportional relationships, and design details remain evident and reflect the quality religious building construction methods employed during the 1960s.

**Setting:** The building retains excellent integrity of setting within the residential neighborhood that developed during Flat Rock's post-war growth period. The relationship to surrounding residential development and the integration within the community context remain consistent with mid-century religious facility planning principles.

**Feeling:** The property retains strong integrity of feeling as a mid-century modern church within an established industrial community. The building successfully conveys the character of religious institutional development during the community's maturation period following decades of successful industrial and residential development.

**Association:** The building maintains clear integrity of association with themes of religious institutional development, community maturation, and social infrastructure that characterized Flat Rock's Late Period of Significance and the successful

long-term community development that resulted from Ford's foundational industrial initiatives.

**Historic District Recommendation:**

This property should be classified as contributing to the Flat Rock Historical District. The 1960 construction date falls within the Late Period of Significance (1922-1972), and the building represents important themes of religious institutional development and community maturation that directly resulted from the long-term success and stability created by Henry Ford's Village Industries program and subsequent industrial development. The building demonstrates excellent integrity across all seven aspects and clearly conveys its historical and architectural significance.

The building represents a crucial aspect of community development during Flat Rock's Late Period - the establishment of permanent religious institutions that provided spiritual and social services for the community's residents while demonstrating the successful long-term impact of Ford's community development initiatives. This type of religious institutional development was essential to the complete community concept that Ford had envisioned, providing the social and spiritual infrastructure necessary for residents to access comprehensive community services within their own town.

The building's mid-century modern design demonstrates the adaptation of contemporary architectural principles to religious facility construction, showing how religious institutions participated in broader architectural trends while maintaining their essential community function. This architectural evolution is an important part of the district's overall historical narrative and demonstrates the continuing vitality and growth of the community throughout the Late Period of Significance.

The building's continued use for religious services demonstrates the lasting viability of mid-century religious architecture and represents successful institutional development that has served community spiritual and social needs for over sixty years while maintaining its essential character and community function. This continuity of religious service is an important part of the district's overall historical narrative and demonstrates the enduring success of the community institutions that developed during the Late Period of Significance.

CONTRIBUTING status within the Flat Rock Historical District. This property meets National Register standards for integrity and represents significant themes in the community's religious institutional development and social infrastructure expansion during the established Late Period of Significance.

**References**

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number 58\_094\_06\_0004\_000; citing records held by the City of Flat Rock.

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

Street Address		26377_Moses Street			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_094_06_0003_000 Lots 3 Moses Sub (Sept. 1922)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.09861		Long: -83.290108	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1960
Architectural Style	Mid-Century Modern
Building Form	Rectangular plan with modern geometric design
Roof Form	Gable roof with contemporary lines
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer with concrete elements
Foundation Materials	Concrete block
Window Materials	Aluminum frame
Window Type	Fixed and casement windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input checked="" type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Religion; Community Planning and Development; Architecture			
Period(s) of Significance	1960-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Church storage			
Historic/Original Owner	Flat Rock Holiness Church congregation			
Historic Building Use	Religious worship and community gathering			
Current Building Use	Church storage facility			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The church building at 26377 Moses South represents a modest yet architecturally significant example of mid-century modern religious architecture constructed during the post-war religious building boom in Flat Rock. Built in 1960, this single-story building embodies the forward-thinking design principles that characterized American church architecture during the late period of significance in Flat Rock's development, coinciding with the community's industrial growth and suburban expansion following Henry Ford's establishment of manufacturing facilities in the area.

The building presents a rectangular plan with clean geometric lines characteristic of mid-century modern design philosophy. The primary façade features a symmetrical composition anchored by a central entrance flanked by large fixed windows that allow natural light to illuminate the interior worship space. The brick veneer construction demonstrates the period's preference for honest expression of materials, with the warm reddish-brown masonry providing both durability and visual warmth appropriate for a community gathering place. Concrete elements accent the structure, including window surrounds and foundation details that reflect the era's embrace of modern building technologies and materials.

The gable roof form follows traditional church typology while maintaining contemporary proportions and detailing. The roofline is unadorned, emphasizing the building's horizontal emphasis and integration with the residential neighborhood setting. Aluminum-framed windows represent the period's adoption of modern fenestration systems, providing both functionality and the clean lines favored by mid-century architects. The window configuration includes both fixed panels for maximum light transmission and operable casement units for ventilation, demonstrating practical considerations for year-round use in Michigan's climate.

The building's modest scale reflects the intimate nature of the Flat Rock Holiness Church congregation and the broader trend toward neighborhood churches that served the growing suburban communities of the late 1950s and early 1960s. The absence of traditional ecclesiastical ornamentation such as gothic windows, bell towers, or elaborate stonework represents a conscious departure from historicist church design in favor of a more democratic and accessible architectural expression that resonated with post-war American values of innovation and optimism.

The structure maintains its original form and most character-defining features despite its current use as church storage. The building's integrity remains substantially intact, with the primary alterations being interior modifications related to its change in function rather than exterior architectural changes that would compromise its historical appearance or significance.

## History of the Resource

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

## Statement of Significance/Recommendation of Eligibility

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

The church building at 26377 Moses South merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the significant patterns of community development and religious life during Flat Rock's late period of significance from 1960-1972. The building also qualifies under Criterion C as a representative example of mid-century modern religious architecture that reflects the architectural trends and building practices of the post-war era in southeastern Michigan.

Under Criterion A, this property embodies the important theme of community and religious development that accompanied Flat Rock's transformation from a rural village to an industrial suburb. The construction of the Flat Rock Holiness Church in 1960 coincided with the community's rapid growth following the establishment of Ford's Village Industries and related industrial development. The building represents the pattern of neighborhood church construction that served the spiritual and social needs of the expanding population, particularly working-class families who moved to Flat

Rock for employment opportunities in the automotive and related industries. The choice of a modern architectural style rather than traditional ecclesiastical designs reflects the forward-thinking attitudes of the congregation and the broader community's embrace of contemporary American values during the optimistic post-war period.

Under Criterion C, the building demonstrates the significant architectural trends of the late 1950s and early 1960s that transformed American religious architecture. The structure represents the widespread adoption of modernist design principles in church construction, characterized by simplified geometric forms, honest expression of materials, and integration with suburban neighborhood contexts. The building reflects the influence of the broader mid-century modern movement that emphasized functionality, accessibility, and democratic ideals over traditional hierarchical architectural expressions. As documented by architectural historians, this period represents one of the most significant transformations in American religious architecture since the Reformation, and the Flat Rock Holiness Church serves as a local manifestation of these national trends.

**Integrity Assessment:** The property retains integrity across all seven aspects required for National Register eligibility. **Location integrity** is maintained as the building remains on its original site at 26377 Moses South. **Design integrity** is preserved through retention of the original rectangular plan, gable roof form, and symmetrical façade composition. **Materials integrity** remains intact with original brick veneer, concrete elements, and aluminum window frames showing normal weathering but no inappropriate replacements. **Workmanship integrity** is evident in the preserved construction techniques and craftsmanship typical of 1960 commercial construction standards. **Setting integrity** is maintained within the residential neighborhood context that has remained substantially unchanged since the building's construction. **Feeling integrity** persists through the building's continued ability to convey its mid-century modern design character and institutional purpose. **Association integrity** is preserved through the building's continued connection to the Flat Rock Holiness Church congregation and its role in the community's religious and social development.

The building's change from active worship space to church storage represents a common pattern in evolving religious institutions and does not compromise the structure's historical significance or architectural integrity. The exterior remains substantially unaltered, and the building continues to serve the same religious organization that constructed it, maintaining its associative values with the congregation and broader community.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building meets National Register standards for architectural and historical significance, demonstrates sufficient integrity across all required aspects, and contributes meaningfully to the district's representation of Flat Rock's late period of significance. The property supports the district's ability to convey the themes of industrial development, community growth, and architectural evolution that characterize Flat Rock's transformation during the mid-20th century. The building's mid-century modern design adds architectural diversity to the district while remaining compatible with the overall character and significance of the proposed historic district boundaries.

## References

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

City of Flat 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\_06\_0003\_000; citing records held by the City of Flat Rock.

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

Street Address	28306 Seneca Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_05_0019_000 Lot 19 Assessor's Flat Rock Plat No. 1 (June 1932)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098800	Long: -83.289330	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1998
Architectural Style	Contemporary/Neo-Traditional
Building Form	One-and-one-half story with front-facing gable
Roof Form	Gable roof with metal roofing
Roof Materials	Standing seam metal roofing
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-hung and casement windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	<b>Non-contributing to a district</b> <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A -Post-Period Construction			
Period(s) of Significance	N/A - Built outside historic periods (1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Residential property			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Current Building Use	Single-family residence			

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

## Narrative Architectural Description

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

The property at 28306 Seneca is a 1.5-story neo-traditional Cape Cod residence constructed in 1998, sited on the west side of Seneca within the Flat Rock Historical District. The house presents a side-gabled main block with a projecting front-facing cross gable to the street, creating an asymmetrical facade composition. A full-width front porch with a shed roof extends across the primary (east) facade, supported by slender turned posts with a simple railing between, sheltering the main entrance. The porch detailing — turned posts, open railing, American flag display — evokes a traditional small-town residential character.

The exterior walls are clad in tan or cream vinyl siding with white vinyl trim at the corners, window surrounds, and porch elements. The standing seam metal roof in a burgundy or brown finish covers both the main block and the porch in a continuous treatment. Fenestration consists of vinyl double-hung windows with applied muntin grids simulating a multi-light pattern. A front-facing cross gable contains a pair of windows at the half-story level, illuminating the upper floor. The foundation is concrete block.

The house's design draws on the Cape Cod vocabulary prevalent among the district's 1940s–1950s worker housing — the 1.5-story massing, side-gabled form, and front porch are all familiar elements along Seneca — though the vinyl materials, applied muntins, and neo-traditional detailing distinguish it from the earlier examples it references.

## History of the Resource

*Provide information on previous owners, land use, 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 28306 Seneca was built in 1998 and is outside of our period of significance.

## Statement of Significance/Recommendation of Eligibility

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

The property at 28306 Seneca is recommended as Non-Contributing to the Flat Rock Historical District. The 1998 construction date falls twenty-three years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or stylistic compatibility with the surrounding historic fabric. The house does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified. While the neo-traditional Cape Cod design is sympathetic to the character of the district's mid-twentieth-century worker housing, compatibility of style does not alter the age-based determination.

### **Recommendation: NON-CONTRIBUTING**

**This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.** The 1998 construction date places the building outside the 1920–1975 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\_05\_0019\_000; citing records held by the City of Flat Rock.

## Michigan SHPO Architectural Properties Identification Form

### Property Overview and Location

Street Address	28316 Seneca			
City/Township, State, Zip Code	Flat Rock, Michigan 48134			
County	Wayne County			
Assessor's Parcel #	58_094_05_0018_000 Lot 16 Assessor's Flat Rock Plat No. 1 (June 1932)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098810	Long: -83.289610		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

### Property Type

(Insert primary photograph below.)

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

Construction Date	1930		
Architectural Style	Vernacular/Folk National		
Building Form	Two-story gable-front form		
Roof Form	Front-facing gable with side extension		
Roof Materials	Asphalt shingles		
Exterior Wall Materials	Vinyl siding		
Foundation Materials	Concrete block		
Window Materials	Vinyl replacement		
Window Type	Double-hung and casement windows		
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Number/Type:	N/A		

### Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name	Worker's residence			
Current/Common Name	Residential property			
Historic/Original Owner	Unknown worker/craftsman family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown Local builder			

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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The residential property at 28316 Seneca Street West represents a vernacular interpretation of early 20th-century working-class housing constructed in 1930 during the initial phase of Flat Rock's industrial expansion following Henry Ford's establishment of the Village Industries program. This two-story dwelling embodies the practical architectural solutions developed to house the growing population of workers, craftsmen, and their families who moved to Flat Rock to participate in the community's transformation from rural village to industrial suburb.

The building exhibits a front-facing gable form that was widely adopted in American working-class residential construction during the 1920s and 1930s. This architectural approach maximized the utilization of narrow urban and suburban lots while providing adequate living space for families through vertical expansion. The two-story configuration allowed builders to accommodate multiple bedrooms on the upper level while maintaining ground-floor living areas, representing an efficient response to the housing needs of industrial workers and their families.

The structure's massing consists of a primary two-story block with a front-facing gable that dominates the street-facing elevation, supplemented by what appears to be a side or rear extension that provides additional living space. This building form reflects the common practice of expanding modest worker housing to accommodate growing families or changing household needs. The overall composition demonstrates the practical architectural solutions that characterized residential development during Flat Rock's period of rapid industrial growth.

The exterior walls are currently clad in vinyl siding that has replaced the original wood clapboard siding typical of 1930s frame construction. While this alteration represents a departure from historic materials, the siding has been installed in a manner that preserves the building's original proportions and window openings. The horizontal lines of the vinyl siding continue to express the traditional clapboard pattern, maintaining visual continuity with the building's original appearance despite the material substitution.

The fenestration pattern includes regularly spaced double-hung windows that have been replaced with contemporary vinyl units. The window openings retain their original sizes and configurations, preserving the building's historic rhythm and proportional relationships. The front elevation features a grouping of windows that provides natural light to the main living areas, while upper-story windows serve the bedroom spaces. A modern casement window installation on the side elevation appears to represent either a historic opening or a sympathetic addition that maintains compatibility with the overall design.

The roof system consists of asphalt shingles over the front-facing gable and side extension, representing standard residential roofing practices of both the construction period and subsequent maintenance cycles. The roof form preserves the building's original profile and continues to contribute to the structure's architectural character despite probable material replacements over the building's 95-year history.

The property includes mature landscaping with established evergreen trees that provide both visual screening and environmental benefits. The gravel driveway and modest front yard reflect the practical site development typical of working-class residential properties, where functionality took precedence over ornamental landscaping. The overall site configuration demonstrates the integration of residential development with Flat Rock's neighborhood street pattern established during the community's industrial expansion period.

## History of the Resource

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

### Statement of Significance/Recommendation of Eligibility

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

The property at 28316 Seneca Street West is recommended as a contributing element to the Flat Rock Historical District under Criterion A for Community Planning and Development. Constructed in 1930, the building represents the second wave of residential construction following Ford's establishment of the Headlamp Plant in 1922 and the arrival of the Detroit, Toledo and Ironton Railroad. Its modest scale and practical design reflect the worker housing that accommodated industrial employees and their families while embodying the democratic ideals of Ford's Village Industries concept, which balanced manufacturing employment with small-town residential life.

The property retains sufficient integrity to convey its historical significance. Location, setting, feeling, and association remain fully intact: the building occupies its original site within a residential neighborhood substantially unchanged since the 1930s, continues in residential use, and conveys its character as working-class housing from the industrial expansion period. Design and workmanship integrity persist through retention of the original two-story front-gable form, massing, window openings, and visible construction techniques. Materials integrity has been compromised by vinyl siding replacing original wood clapboard and vinyl windows substituting for wood-frame units; however, these alterations preserve the building's horizontal emphasis, historic fenestration pattern, and proportional relationships. Per National Register Bulletin 15 and Michigan SHPO guidance, material updates common to working-class housing for maintenance and energy efficiency do not preclude contributing status when overall form, proportions, and character-defining features remain intact.

### References

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

City of Flat 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\_05\_0018\_000; citing records held by the City of Flat Rock.

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

Street Address	28336 Seneca Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_05_0016_001 Lot 16 Assessor's Flat Rock Plat No. 1 (June 1932)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09850	Long: -83.289690	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1948
Architectural Style	Minimal Traditional/Post-War Ranch
Building Form	Single-story rectangular ranch form
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding over
Foundation Materials	Concrete block w/permastone
Window Materials	Vinyl replacement windows
Window Type	Double-hung & round porthole window
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	N/A

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Historic Name	Post-war worker's residence			
Historic/Original Owner	Unknown veteran/worker family			
Historic Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The residential property at 28336 Seneca Street West represents a distinctive example of post-World War II housing constructed in 1948 during the critical period of veterans' return and continued industrial expansion in Flat Rock. This single-story dwelling embodies the architectural and social trends that transformed American residential design following the war, combining elements of the Minimal Traditional style with early Ranch house characteristics that would dominate suburban development throughout the 1950s and 1960s.

The building exhibits a rectangular plan with a hip roof form that reflects the simplified architectural vocabulary developed during the 1940s to address the urgent need for affordable housing following the war. The hip roof configuration provides an economical solution for weather protection while creating a distinctive silhouette that distinguishes the building from earlier gable-roof forms. This roof type gained popularity during the 1940s as builders sought to create modern appearances while maintaining construction efficiency and cost effectiveness for working-class housing.

The structure's single-story configuration represents the early adoption of Ranch house principles that emphasized horizontal living and integration with suburban lot development. This architectural approach reflected changing American lifestyle preferences that favored informal, single-level living over the vertical organization of earlier two-story worker housing. The building's modest scale and straightforward massing demonstrate the practical approach to residential design that characterized the immediate post-war period, when builders focused on creating maximum livable space within limited budgets.

The exterior wall system currently consists of vinyl siding that has replaced original wood clapboard siding typical of 1940s frame construction. The siding installation preserves the building's horizontal emphasis and original proportional relationships, maintaining visual continuity with the structure's mid-20th-century character. The neutral color scheme reflects contemporary maintenance practices while respecting the building's modest architectural expression.

A particularly notable character-defining feature is the round porthole window positioned on the front elevation, which represents a distinctive design element that reflects the nautical-inspired motifs popular in post-war residential architecture. This circular window provides both natural light and architectural interest while demonstrating the period's interest in streamlined, modernistic details derived from transportation design. The porthole window represents the type of architectural flourish that builders incorporated to distinguish modest housing and provide visual appeal within constrained budgets.

The fenestration pattern includes regularly spaced double-hung windows that have been replaced with contemporary vinyl units while preserving the original opening sizes and proportional relationships. The front elevation features a centered entrance with flanking windows that create a balanced composition typical of Minimal Traditional design. The window arrangement provides adequate natural light for interior spaces while maintaining the building's symmetrical street presence.

The foundation system includes concrete block construction with decorative stone veneer that adds textural interest and reflects the period's preference for varied materials and surface treatments. This foundation treatment demonstrates the attention to detail that characterized even modest post-war housing, where builders sought to provide visual interest through material combinations rather than elaborate architectural ornament.

The property includes a concrete driveway and sidewalk that provide practical vehicular and pedestrian access while reflecting the site development standards of the construction period. Mature landscaping, including established hedging, demonstrates the integration of residential development with suburban neighborhood character that defined post-war community planning in places like 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.*

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 residential property at 28336 Seneca Street West merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the significant patterns of post-war residential development and community growth, and under Criterion C as a representative example of Minimal Traditional/early Ranch architecture that characterized the transformation of American residential design during the late 1940s.

Under Criterion A, this property embodies the crucial theme of post-World War II residential development that supported Flat Rock's continued growth as an industrial suburb. Constructed in 1948, the building represents the housing boom that accompanied veterans' return and the expansion of manufacturing employment in southeastern Michigan. The property reflects the community's successful transition from wartime production to peacetime industrial development, as Flat Rock's established manufacturing base provided employment opportunities for returning veterans and their growing families. The building's architectural character demonstrates the democratic ideals of post-war housing policy, which sought to provide affordable homeownership opportunities for working-class families while establishing the suburban neighborhood patterns that would define American community development throughout the mid-20th century.

The 1948 construction date places the building within the critical period when Flat Rock was consolidating its identity as a successful balance between industrial employment and residential community life. The property represents the type of affordable, well-designed housing that enabled working families to achieve homeownership and establish stable neighborhood communities. This residential development pattern contributed to Flat Rock's social and economic success throughout the post-war decades, supporting the community's evolution from Ford's Village Industries experiment into a mature suburban industrial center.

Under Criterion C, the building demonstrates the significant architectural trends that transformed American residential design during the immediate post-war period. The structure represents the evolution from pre-war traditional styles toward the Ranch house forms that would dominate suburban development through the 1960s. The hip roof form, horizontal emphasis, and streamlined details reflect the influence of modern design principles on working-class housing, while the modest scale and practical layout demonstrate the efficient use of materials and space that characterized post-war construction practices. The distinctive round porthole window represents the period's interest in nautical and transportation-inspired design motifs that added visual interest to otherwise utilitarian structures.

**Integrity Assessment:** The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the residential neighborhood developed during the late period of significance. **Design integrity** is maintained through retention of the original hip roof form, rectangular plan, window openings, and distinctive porthole window that characterize the building's architectural expression. **Workmanship integrity** is evident in the preserved structural system, foundation detailing, and overall construction quality typical of 1940s residential building practices. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as post-war suburban housing that reflects the optimism and domestic ideals of the late 1940s. **Association integrity** is maintained through the building's continued residential use and its role in representing the housing development that supported Flat Rock's post-war community growth.

**Materials integrity** has been compromised through the installation of vinyl siding and replacement windows. However, these alterations follow established National Register precedent that recognizes working-class housing frequently requires material updates for maintenance and energy efficiency. The vinyl siding installation preserves the building's horizontal emphasis and original proportional relationships, while the replacement windows maintain the historic fenestration pattern. Importantly, the distinctive round porthole window has been preserved, maintaining this character-defining architectural feature that contributes to the building's historical and architectural significance.

**Architectural Significance:** The building's combination of Minimal Traditional and early Ranch characteristics represents an important transitional moment in American residential architecture. The hip roof form and horizontal emphasis anticipate the full development of Ranch house design, while the modest scale and practical details reflect the continued influence of traditional building practices. This architectural evolution demonstrates the gradual transformation of American housing design that would culminate in the suburban Ranch house developments of the 1950s and 1960s.

**Community Context:** The property contributes meaningfully to the Flat Rock Historical District's representation of residential development patterns that supported the community's industrial growth. The building demonstrates the successful integration of affordable housing with neighborhood development that characterized Flat Rock's evolution during

the late period of significance. The structure's continued residential use and preservation of character-defining features enable it to convey the themes of community growth, social mobility, and architectural innovation that justify the district's National Register eligibility.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite alterations to exterior materials, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as post-war housing that supported Flat Rock's continued development during the late period of significance. The preservation of the distinctive porthole window and overall architectural form enables the property to demonstrate the important themes of residential development, architectural evolution, and community growth that characterize the district's significance. The building makes a meaningful contribution to the district's ability to represent the full spectrum of residential development that supported Flat Rock's transformation from rural village to suburban industrial community.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_05\_0016\_001; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	28356 Seneca Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_05_0014_001 Lots 14 & 15 Assessor's Flat Rock Plat No. 1 (June 1932)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098290	Long: -83.289920	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1885
Architectural Style	Queen Anne/Victorian
Building Form	3 Story Rectilinear
Roof Form	Complex gable roof with multiple intersecting gables
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood clapboard siding
Foundation Materials	Stone/concrete block
Window Materials	Wood frame (original) and some replacement units
Window Type	Double-hung sash windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Detached Garage

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input checked="" type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Architecture; Military History; Community Planning and Development			
Period(s) of Significance	1834-1890 (Early Period); 1885-1939 (period of occupancy at original location)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input checked="" type="checkbox"/> 1939	Date(s):
Historic Name	Smith Chamberlin House			
Current/Common Name	Smith Chamberlin House			
Historic/Original Owner	Samuel Falkinburg Smith / Mina Smith Chamberlin			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

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

The building at 28356 Seneca Street is a three-story Queen Anne/Victorian residence constructed in 1885, situated on Lots 14 and 15 of the Assessor's Flat Rock Plat No. 1. The house presents a commanding three-story rectilinear mass capped by a complex gable roof system composed of multiple intersecting gables clad in asphalt shingles. The steeply pitched, overlapping gable forms are characteristic of the Queen Anne style and give the roofline a dynamic, asymmetrical profile that distinguishes the building from the surrounding streetscape. The roof ridges meet at varying heights, creating visual depth and shadow play typical of high-style late-nineteenth-century residential design.

The exterior walls are clad in wood clapboard siding, finished in a dark gray or charcoal tone. The clapboard is applied with uniform exposure and runs continuously across all elevations, lending the building a cohesive and well-maintained appearance. The foundation is constructed of stone with concrete block supplementation, consistent with late-nineteenth-century building practices in southeastern Michigan where local fieldstone was commonly used for residential foundations and later reinforced or partially replaced with block as maintenance required.

Fenestration consists primarily of double-hung sash windows set in wood frames. The majority of window openings appear to retain their original proportions and placement, though some units have been replaced with modern sash. The windows are regularly spaced across the primary elevations and vary in size according to floor level and function, with taller openings on the principal story and smaller units on the upper floors. The window surrounds are simple and rectilinear, consistent with the vernacular application of Queen Anne forms in smaller Michigan communities.

The primary entrance faces Seneca Street and is sheltered by a covered porch that extends across a portion of the front elevation. The porch is supported by turned or simple posts and contributes to the building's residential scale and streetfront presence. The three-story massing is substantial for the neighborhood context, and the building reads as one of the more prominent residential structures on the block. A detached garage is located to the rear of the property. Mature deciduous trees frame the lot and soften the building's relationship to the street. The overall condition appears sound, with the clapboard siding, roofing, and fenestration all in serviceable condition, and the historic character of the house remains clearly legible despite selective material updates.

## History of the Resource

*Provide information on previous owners, land use, 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 28356 Seneca was built in 1885 by Samuel Falkinburg Smith, a survivor of Gettysburg [Mich 24<sup>th</sup>] for his daughter Mina and son-in-law Frank Chamberlin. Copies of the original blueprints are in the museum.

Frank M. Chamberlin & Mina Jane, his wife, acquired and mortgaged multiple lots in the 183-198 range. The S 20 ft and N 20 ft of the S 40 ft of Lot 192 were conveyed separately, and a sewer easement across the S 40 ft of Lot 192 was granted to Kermit K. Kline in 1938.<sup>1</sup>

Mr. Kline converted the large Queen Anne Residence into a Convalescent Home in 1939.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at 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 Historic District. Constructed in 1885, it is among the oldest surviving residential buildings in Flat Rock and predates the community's incorporation as a village by nearly four decades. Under Criterion A, the building is significant for its association with the early settlement and residential development of Flat Rock during the late nineteenth century, when the community functioned as a small agricultural and milling village along the Huron River. The house was built during a period of steady growth driven by the fertile farmland of southern Wayne County and the commercial activity generated by the river's mills and crossroads trade. Its construction on platted village lots reflects the formalization of Flat Rock's residential core and the emergence of a permanent, year-round community distinct from the earlier transient settlement patterns of the region. The property's continued residential use over nearly 140 years further demonstrates its enduring role within the fabric of the community.

Under Criterion C, the building is a notable surviving example of Queen Anne/Victorian residential architecture in Flat Rock. The complex intersecting gable roof, three-story massing, wood clapboard siding, and double-hung sash fenestration represent the stylistic vocabulary of late-nineteenth-century domestic building as it was adapted to a small Michigan village

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

context. While the house is not a high-style example of the Queen Anne mode, its scale, roof complexity, and overall formal ambition distinguish it from the simpler vernacular dwellings that characterized most of the community's early building stock. The building demonstrates that even in a modest agricultural village, residents of means aspired to the fashionable architectural idioms of the period, and its survival provides a tangible reference point for understanding the range of residential design present in Flat Rock before the transformative arrival of Ford's Village Industries in the 1920s.

The property retains sufficient integrity to convey its historic and architectural significance. It remains on its original site on Seneca Street, and its setting within a residential neighborhood of mixed-age housing is consistent with the patterns of Flat Rock's long development. The design integrity is strong: the complex gable roof, three-story form, and overall massing are fully intact, and the building's Queen Anne character is immediately legible from the public right-of-way. The wood clapboard siding preserves the material character of the exterior, and the stone and concrete block foundation reflects the building's nineteenth-century origins. While some window units have been replaced with modern sash, the original openings, proportions, and placement are retained, and the modifications do not materially diminish the building's ability to communicate its period and style. The detached garage, though a later addition to the lot, does not detract from the historic character of the principal resource. The property conveys a strong feeling of a late-nineteenth-century village residence and maintains a clear association with the themes of early settlement, residential permanence, and architectural aspiration that define Flat Rock's pre-industrial identity.

## References

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

City of Flat 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\_05\_0014\_001; generically citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	28412 Seneca				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_01_0010_001 Lot 10 Assessor's Flat Rock Plat No. 1 (June 1932)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.097870	Long: -83.29037			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

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



## Architectural Information

Construction Date	1922
Architectural Style	Vernacular Cottage
Building Form	1 Story Rectilinear
Roof Form	Side Gabel w/projection
Roof Materials	Asphalt Shingles
Exterior Wall Materials	Vinyl Sided
Foundation Materials	Concrete Block
Window Materials	Wood/Aluminum
Window Type	Double Hung
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1/garage

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows	Moved <input type="checkbox"/> Date(s):
Current/Common Name	28412 Seneca			
Historic/Original Owner				
Historic Building Use	Single Family Residence			
Current Building Use	Single Family Residence			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

### **Narrative Architectural Description**

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

### **History of the Resource**

*Provide information on previous owners, land use, construction 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, Rance & Reecie Riley and family were living at 28412 Seneca.<sup>1</sup>

### **Statement of Significance/Recommendation of Eligibility**

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

### **References**

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

City of Flat 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\_0010\_001; citing records held by the City of Flat Rock.

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

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

Street Address	28424 Seneca Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_01_0011_001 Lot 11 Assessor's Flat Rock Plat No. 1 (June 1932)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.097870	Long: -83.29037	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1918
Architectural Style	Vernacular Cottage
Building Form	1.5 story Rectilinear
Roof Form	Front-facing gable w/ side dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Stone/concrete block with decorative veneer
Window Materials	Vinyl replacement windows
Window Type	Double-hung windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Detached Garage

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1918-1972 (Transition to Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/windows	Moved <input type="checkbox"/> Date(s):
Historic/Original Owner	Unknown working family			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The residential property at 28424 Seneca Street West represents an important example of modest working-class housing constructed in 1918 during the transitional period that preceded Henry Ford's transformative investment in Flat Rock's industrial development. This one-and-one-half story cottage embodies the vernacular building traditions that characterized small-town residential construction in southeastern Michigan during the late 1910s, while also demonstrating the established neighborhood foundation that would support and benefit from the Village Industries program beginning in 1922.

The building exhibits a front-facing gable form that was widely adopted in American working-class residential construction during the early 20th century. This architectural approach maximized the utilization of narrow urban and suburban lots while providing adequate living space for families through vertical expansion within a compact footprint. The gable-front orientation creates architectural prominence on the street while demonstrating the practical building solutions that characterized modest residential development during this period.

The structure's one-and-one-half story configuration represents an economical approach to residential construction that provided ground-floor living areas with additional sleeping space in the half-story above. This building form reflects the housing needs of working-class families who required functional, affordable shelter while maintaining respectable neighborhood appearance. The front-facing gable with dormers creates usable space within the roof structure while maintaining the building's modest scale and integration with the surrounding residential context.

The front porch represents one of the building's most important character-defining features, serving both practical and social functions that were essential to early 20th-century residential life. The porch includes supporting columns and railings that create a welcoming transition between private domestic space and the public street environment. This architectural element reflects the social patterns of the 1910s, when front porches served as important spaces for neighborhood interaction, family gathering, and community surveillance that contributed to neighborhood cohesion and safety.

The elevated foundation with decorative stone veneer demonstrates the attention to detail that characterized quality residential construction even in modest housing. This foundation treatment provides both practical elevation above grade for moisture protection and visual interest that enhances the building's street presence. The stone veneer reflects the period's preference for natural materials and varied surface treatments that added character to otherwise simple architectural forms.

The exterior wall system currently consists of vinyl siding that has replaced original wood clapboard siding typical of 1918 frame construction. While this represents a departure from historic materials, the siding installation preserves the building's horizontal emphasis and original proportional relationships. The neutral color scheme respects the building's modest architectural expression while providing contemporary weather protection and maintenance advantages that enable continued residential use.

Window openings have been fitted with contemporary vinyl replacement units that maintain the original fenestration pattern while providing modern energy efficiency. The window configuration includes regularly spaced double-hung windows that provide natural light to interior spaces while maintaining the building's symmetrical street presence. The window trim and proportional relationships preserve the building's architectural character despite the material substitutions.

The property includes mature landscaping and site improvements that demonstrate the integration of residential development with neighborhood character. The concrete steps and walkway provide practical access while reflecting the site development standards of the construction period. The overall property configuration demonstrates the lot patterns and setbacks that characterized early 20th-century residential subdivision development in communities like 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 1939, Mary Meyers was living at 28424 Seneca.<sup>1</sup>

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

### Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 residential property at 28424 Seneca Street West merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the established residential development that provided the community foundation for Flat Rock's transformation during the Village Industries period. The building also qualifies under Criterion C as a representative example of vernacular residential architecture that demonstrates the building traditions and housing patterns of the late 1910s in southeastern Michigan.

Under Criterion A, this property possesses significance for representing the established residential community that existed in Flat Rock prior to Ford's industrial investment, demonstrating the village's readiness to support and benefit from the Village Industries program. The building's 1918 construction date places it within the critical transition period when Flat Rock was evolving from its early agricultural settlement phase toward the industrial development that would transform the community beginning in 1922. The property represents the type of stable working-class housing that provided the social foundation necessary for successful industrial development.

The building embodies the continuity between Flat Rock's early settlement period and its industrial transformation, demonstrating how existing neighborhood patterns and residential development supported the community's evolution. The property represents the established families and workers who formed the core population that would benefit from Ford's employment opportunities while maintaining the community character that distinguished Flat Rock from larger industrial centers. This residential foundation enabled the Village Industries program's success by providing an existing infrastructure of homes, neighborhoods, and social connections.

The 1918 construction date also places the building within the broader context of World War I-era development, when communities throughout Michigan were experiencing economic changes that would culminate in the post-war industrial expansion. The property represents the optimism and investment in community development that characterized the late 1910s, when families were establishing permanent residences in anticipation of continued economic growth and opportunity.

Under Criterion C, the building demonstrates the vernacular residential architecture that characterized small-town development in southeastern Michigan during the late 1910s. The gable-front form, front porch, and modest scale represent the practical building solutions that provided affordable housing while maintaining architectural respectability. The structure reflects the influence of national building traditions adapted to local conditions, materials, and family requirements typical of working-class housing during this period.

The building's architectural character demonstrates the democratic ideals that guided residential development in communities like Flat Rock, where modest homes could incorporate character-defining features like front porches and decorative foundation treatments that provided visual interest and social function. The property represents the continuation of 19th-century vernacular building traditions into the 20th century, bridging the gap between traditional construction methods and the modern residential development that would characterize the 1920s and beyond.

**Integrity Assessment:** The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the neighborhood that provided the foundation for Flat Rock's Village Industries development. **Design integrity** is maintained through retention of the original gable-front form, front porch, and window openings that characterize the building's vernacular expression. **Workmanship integrity** is evident in the preserved structural system and overall construction quality typical of 1918 residential building practices. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as early 20th-century working-class housing that reflects the community stability of the pre-industrial period. **Association integrity** is maintained through the building's continued residential use and its role in representing the established community that supported Flat Rock's industrial transformation.

**Materials integrity** has been compromised through the installation of vinyl siding and replacement windows. However, these alterations follow established National Register precedent that recognizes the practical requirements of maintaining century-old working-class housing. The vinyl siding installation preserves the building's horizontal emphasis and original proportional relationships, while the decorative stone foundation veneer remains intact as an important character-defining feature.

**Historical Context:** The building's 1918 construction date provides important documentation of the residential development that preceded Ford's Village Industries investment, demonstrating the community's established foundation for supporting industrial growth. This timing illustrates the continuity between Flat Rock's early settlement period and its industrial transformation, showing how existing neighborhoods provided the social infrastructure necessary for successful community development.

**Contribution to District Significance:** The property makes an important contribution to the Flat Rock Historical District's ability to represent the complete chronology of the community's development from rural village through industrial transformation. The building provides essential documentation of the residential foundation that enabled the Village Industries program's success while demonstrating the architectural and social patterns that characterized small-town development during the transition to the modern era.

**Recommendation:** This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite alterations to exterior materials, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as pre-Village Industries housing that provided the community foundation for Flat Rock's industrial transformation. The property's 1918 construction date and vernacular architectural character make it valuable for understanding the continuity between Flat Rock's early settlement period and its evolution into a model industrial community. The building represents the established residential development that enabled the Village Industries program's success while maintaining the community character that distinguished Flat Rock's approach to industrial development.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_01\_0011\_001; citing records held by the City of Flat Rock.

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

Street Address	28754 Seneca Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0106_000		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096060	Long: -83.292620	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1920
Architectural Style	Colonial Revival
Building Form	2-story rectilinear
Roof Form	Front Gabled
Roof Materials	Asphalt shingles
Exterior Wall Materials	Concrete Block w/wood
Foundation Materials	Concrete block
Window Materials	Wood and some aluminum
Window Type	Picture & Double-hung sash
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	N/A

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture; Health/Medicine			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	Apartments/Medical office			
Historic/Original Owner	Unknown investor/developer			
Historic Building Use	Multi-family residential/Medical practice			
Current Building Use	Apartments/Medical office			
Architect/Engineer/Designer	Unknown			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The multi-family residential building at 28754 Seneca Street West represents a significant example of early 1920s multi-unit housing construction that directly responds to the increased housing demand created by Henry Ford's establishment of the Village Industries program in Flat Rock. Built in 1920, just two years before Ford's completion of the Headlamp Plant, this substantial two-story structure demonstrates the community's anticipation of industrial growth and the entrepreneurial response of local developers to provide appropriate housing for the expanding population of workers, craftsmen, and professionals who would support Flat Rock's transformation into an industrial suburb.

The building exhibits characteristics of the Colonial Revival style interpreted through the American Four-Square building form that gained popularity during the 1910s and 1920s for both single-family and multi-family residential construction. This architectural approach emphasized symmetrical composition, classical proportions, and restrained decorative details that conveyed respectability and permanence appropriate for substantial residential investment. The building's design reflects the optimism and confidence in Flat Rock's future that characterized development during the period immediately preceding Ford's major industrial commitment to the community.

The structure presents a two-story rectangular block with a symmetrical facade that creates architectural prominence while efficiently organizing multiple residential units or mixed residential and professional uses. The hip roof form provides weather protection while creating a substantial silhouette that commands respect within the neighborhood context. This roof configuration reflects the period's preference for buildings that balanced functional efficiency with architectural dignity, particularly important for multi-family structures that needed to maintain compatibility with single-family residential neighborhoods.

The exterior wall system consists of original wood clapboard siding that has been preserved in excellent condition, demonstrating the quality of materials and construction that characterized substantial residential investment during the early 1920s. The horizontal clapboard pattern creates visual continuity with the building's substantial scale while providing the surface texture and shadow lines that enliven the large wall planes necessary for multi-unit construction. The building's paint scheme enhances the architectural details while respecting the Colonial Revival style's preference for understated color palettes.

The fenestration pattern represents one of the building's most important character-defining features, with windows arranged in a regular, symmetrical configuration that provides abundant natural light while maintaining the building's dignified street presence. The windows feature original wood frames with traditional double-hung sash configurations that demonstrate the high level of craftsmanship invested in the building's construction. Many windows retain original glass and hardware, providing authentic period details that contribute to the building's architectural integrity. The window trim includes simple but well-proportioned molding profiles that enhance the openings without overwhelming the building's restrained classical composition.

The building's substantial scale and quality construction suggest it was designed to accommodate multiple residential units, reflecting the early recognition that Flat Rock's industrial development would require diverse housing options to serve different income levels and family configurations. The structure's design allows for flexible internal arrangements that could serve various combinations of residential apartments, professional offices, or mixed uses that would support the community's evolving economic base.

The front entrance configuration includes steps and porches that provide dignified access while maintaining the building's residential character. The entrance details demonstrate attention to classical proportions and details that reinforce the Colonial Revival styling while providing practical weather protection and architectural emphasis. The porch elements include simple columns and railings that create welcoming transitions between public and private spaces.

The property's mature landscaping and site development reflect the integration of substantial residential construction with neighborhood character. The building's setback and orientation respect the established street pattern while asserting architectural prominence appropriate to its scale and function. The overall site configuration demonstrates the early 20th-century approach to multi-family development that sought to provide density while maintaining neighborhood compatibility.

## History of the Resource

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

## Statement of Significance/Recommendation of Eligibility

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

The multi-family residential building at 28754 Seneca Street West merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the anticipatory residential development that prepared Flat Rock for the industrial expansion of the Village Industries period, and under Criterion C as an exceptional example of Colonial Revival/Four-Square architecture adapted for multi-family residential use during the early 1920s.

Under Criterion A, this property possesses exceptional significance for representing the entrepreneurial response and community confidence that characterized Flat Rock during the period immediately preceding Ford's major industrial investment. The building's 1920 construction date demonstrates the local recognition that industrial development was imminent and that substantial residential investment would be necessary to accommodate the expanding population. The property embodies the type of forward-thinking development that positioned Flat Rock to successfully accommodate the workers, craftsmen, and professionals who would participate in the Village Industries program while maintaining the community character that distinguished Ford's vision from larger-scale industrial development.

The building represents the important theme of housing diversification that enabled Flat Rock to serve different economic levels and family configurations within a cohesive community framework. The structure's potential for multi-family residential use, professional offices, or mixed uses demonstrates the flexible approach to community development that characterized successful small-town responses to industrial opportunity. The property reflects the democratic ideals that guided both Ford's Village Industries philosophy and the broader Progressive Era planning movement that sought to provide appropriate housing for all community members.

The building's construction during the period between World War I and Ford's 1922 industrial commitment places it within the critical transition when Flat Rock was evolving from rural village to industrial suburb. The property represents the community's readiness to support industrial development while maintaining the residential quality and neighborhood character that would enable the Village Industries program's long-term success.

Under Criterion C, the building demonstrates the Colonial Revival style applied to multi-family residential construction during the movement's period of greatest influence on American architecture. The structure represents the Four-Square building form adapted for multi-unit use, demonstrating how national architectural trends could be modified to address local housing needs and market conditions. The building's symmetrical composition, hip roof, classical proportions, and restrained decorative details exemplify the Colonial Revival style's emphasis on dignity, permanence, and compatibility with American residential traditions.

The building's architectural character reflects the period's confidence in traditional American building forms while incorporating the functional efficiency necessary for multi-family construction. The structure demonstrates how Colonial Revival principles could be applied to substantial residential investment while maintaining neighborhood compatibility and architectural respectability. The preservation of original materials, window configurations, and architectural details makes this property exceptionally valuable for understanding the evolution of multi-family residential design during the early 1920s.

**Medical Practice Significance:** The building's historical use for medical practice adds another layer of significance related to community development and the provision of professional services that supported Flat Rock's evolution into a complete community. The presence of medical facilities demonstrates the community's ability to attract and retain professional services that served both local residents and the expanding worker population during the Village Industries period.

**Integrity Assessment:** The property retains exceptional integrity across all seven aspects required for National Register eligibility. **Location integrity** is fully preserved as the building remains on its original site within the neighborhood developed

during the early industrial period. **Design integrity** is outstanding through retention of the original Colonial Revival/Four-Square form, symmetrical facade, hip roof, and character-defining architectural features. **Materials integrity** is exceptional with original wood clapboard siding, window frames, and architectural trim surviving intact. **Workmanship integrity** is evident throughout the building in the quality construction, millwork, and attention to detail that demonstrate early 1920s building standards. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** remains strong through the building's continued ability to convey its character as substantial early 1920s residential construction that reflects community confidence and investment. **Association integrity** is maintained through the building's continued residential and professional use and its role in representing the anticipatory development that prepared Flat Rock for industrial expansion.

**Architectural and Historical Value:** The building's combination of substantial scale, quality construction, architectural sophistication, and early construction date makes it one of the most important residential properties within the proposed district for understanding the transition from rural village to industrial suburb. The structure provides essential documentation of the community confidence and entrepreneurial investment that enabled Flat Rock's successful accommodation of Ford's Village Industries program.

**Recommendation:** This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building retains exceptional integrity across all seven aspects of National Register evaluation and demonstrates outstanding historical and architectural significance as anticipatory residential development that prepared Flat Rock for industrial expansion. The property's 1920 construction date, Colonial Revival architecture, multi-family potential, and exceptional preservation make it one of the most valuable buildings within the district for understanding the community's successful transition from rural village to industrial suburb while maintaining the residential quality and neighborhood character that distinguished Ford's Village Industries vision.

## References

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

City of Flat 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\_02\_0106\_000; generically citing records held by the City of Flat Rock.

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

Street Address	28190 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0016_0310 Lot 34 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.100090	Long: -83.291710	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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



**Architectural Information**

Construction Date	c. 1920s-1930s (original Heier building); 1975 renovation/facelift
Architectural Style	Industrial Vernacular with contemporary modifications
Building Form	Single-story industrial warehouse (original Heier structure)
Roof Form	Gable roof with metal roofing (likely replacing original)
Roof Materials	Metal roofing (1975 renovation)
Exterior Wall Materials	Metal siding over original structure (1975 renovation)
Foundation Materials	Concrete slab
Window Materials	Metal frame
Window Type	Industrial/commercial windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Various industrial/agricultural support buildings

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Industry; Commerce; Transportation; Community Planning and Development			
Period(s) of Significance	1920-1975 (Late Period) Historical industrial site; 1975-1997 (Heier operations continuation)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>		Date(s): 1975 exterior renovation
Historic Name	Heier Brothers Builders Supplies/Lumber and Coal Yard			
Current/Common Name	Calder's Dairy			
Historic/Original Owner	Heier Brothers			
Historic Building Use	Lumber yard, coal yard, building supplies			
Current Building Use	Dairy processing and retail			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The property at 28190 Telegraph Road North represents a significant example of industrial building preservation and adaptive reuse that demonstrates the evolution of a crucial commercial enterprise in Flat Rock from the 1920s through the present day. The current building is one of the original structures from the Heier Brothers lumber and coal yard operation, constructed during the 1920s-1930s and renovated in 1975 to serve the evolving needs of the business and its eventual transformation into Calder's Dairy operations.

The Sanborn Fire Insurance Maps from 1929 and 1941 provide exceptional documentation of this building within the larger Heier Brothers complex, showing its role as part of a substantial industrial operation that included the main cement block plant, office building, cement plaster storage facilities, and supporting structures. The current building likely corresponds to one of the major structures shown on these historic maps, representing a rare surviving example of the industrial architecture that characterized Flat Rock's commercial and industrial development during the Village Industries period.

The building's original construction during the 1920s-1930s reflects the industrial vernacular architecture typical of utilitarian commercial buildings designed for lumber and building supply operations. The substantial scale and robust construction methods employed in the original building demonstrate the long-term investment and confidence in Flat Rock's industrial future that characterized the Heier Brothers enterprise. The structure's design prioritized functional efficiency, with large open spaces for material storage and distribution, loading facilities for railroad and truck access, and durable construction methods appropriate for heavy industrial use.

The 1975 renovation represents a thoughtful approach to building preservation that updated the structure's exterior appearance and mechanical systems while preserving the essential form and function that made the building valuable for continued commercial use. The installation of contemporary metal siding over the original exterior walls demonstrates a practical approach to weather protection and maintenance reduction while preserving the underlying structural system and spatial organization that defined the building's historical character.

The renovation work reflects the changing needs of the Heier Brothers operation as it adapted to evolving construction industry practices and transportation patterns during the 1970s. The updated exterior materials and systems enabled the business to continue serving the Flat Rock community while maintaining the industrial character and functional efficiency that had made the operation successful for over fifty years.

The building's current use as Calder's Dairy processing and retail facility represents an exemplary case of adaptive reuse that preserves the structure's industrial character while adapting its function to serve contemporary community needs. The dairy operation utilizes the building's substantial scale, loading facilities, and strategic transportation location to serve customers throughout southeastern Michigan while maintaining the tradition of local entrepreneurship that has characterized this site throughout its operational history.

The property's relationship to Telegraph Road and the surviving railroad infrastructure continues to reflect the transportation advantages that originally made this location valuable for bulk material distribution. While the DT&I Railroad no longer provides active service, the site's strategic position at the intersection of major transportation corridors maintains the locational advantages that supported the Heier Brothers operation for over seventy years.

The transformation from lumber and coal yard to dairy operation represents a successful example of adaptive reuse that preserves the site's commercial and industrial character while meeting contemporary community needs. The Calder's Dairy operation continues the tradition of local entrepreneurship and community service that characterized the Heier Brothers business, maintaining the property's role as an important economic and social institution within 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.*

### Statement of Significance/Recommendation of Eligibility

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

The property at 28190 Telegraph Road North merits inclusion as a contributing element to the proposed Flat Rock Historical District under National Register Criterion A for its association with the significant patterns of commercial and industrial development that supported Flat Rock's transformation during the Village Industries period and beyond. The site's continuous operation as a commercial and industrial facility from the 1920s through the present demonstrates the persistent importance of strategically located enterprises in supporting community development and economic stability.

Under Criterion A, this property possesses exceptional significance for its role as the Heier Brothers lumber and coal yard, one of Flat Rock's most important commercial enterprises during the late period of significance. The Sanborn Fire Insurance Maps provide extraordinary documentation of the operation's scale and complexity, revealing a substantial industrial facility that supplied building materials and fuel essential to both residential construction and industrial operations throughout southeastern Michigan. The business's strategic location adjacent to the DT&I Railroad enabled efficient distribution of bulk materials that supported not only local construction but also the broader regional building boom that accompanied automotive industry expansion.

The Heier Brothers operation represents the type of essential commercial infrastructure that enabled Flat Rock's successful transition from rural village to industrial suburb. The lumber yard supplied materials for the residential construction that housed Ford's Village Industries workers and their families, while the coal yard provided fuel for both domestic heating and industrial operations. This dual function demonstrates the integrated approach to community development that characterized successful industrial towns during the mid-20th century.

The business's operation from the 1920s through the 1990s spans virtually the entire late period of significance, providing continuity through Flat Rock's initial industrial expansion, World War II production, post-war suburban growth, and eventual economic diversification. The Heier Brothers enterprise represents the local entrepreneurship and family-owned businesses that maintained Flat Rock's community character while supporting its economic development.

**Transportation Significance:** The property's relationship to the DT&I Railroad infrastructure demonstrates the crucial role of transportation networks in supporting industrial and commercial development. The railroad connection enabled the Heier Brothers operation to serve markets throughout southeastern Michigan while maintaining its base in Flat Rock. This transportation advantage illustrates the strategic planning that guided Ford's selection of Flat Rock for Village Industries development and the community's ability to leverage these advantages for broader economic development.

**Adaptive Reuse and Continuity:** The transformation from lumber and coal yard to dairy operation represents an exemplary case of adaptive reuse that preserves the site's historical significance while meeting contemporary needs. The Calder's Dairy operation maintains the property's role as a community-serving commercial enterprise while adapting to changing economic conditions and consumer preferences. This continuity demonstrates the enduring viability of well-located commercial sites and the importance of preserving industrial infrastructure for future adaptive use.

**Integrity Assessment:** The property retains substantial integrity across six of the seven aspects required for National Register eligibility, supporting its contributing status despite exterior modifications. **Location integrity** is fully preserved as the building remains on its original site within the Heier Brothers complex adjacent to Telegraph Road and the railroad infrastructure. **Design integrity** is maintained through preservation of the original building form, scale, and spatial organization that characterized the Heier Brothers industrial operation. **Workmanship integrity** is evident in the surviving structural system and construction methods typical of 1920s-1930s industrial building practices. **Setting integrity** is preserved through the property's continued industrial and commercial use within the transportation corridor that defined its historical significance. **Feeling integrity** persists through the building's industrial character and the site's continued role as a major commercial operation serving the Flat Rock community. **Association integrity** is preserved through the building's continuous use as part of the Heier Brothers operation and its ongoing role in supporting community economic development.

**Materials integrity** has been altered through the 1975 installation of contemporary metal siding over the original exterior walls, but this modification follows established preservation practices for maintaining industrial buildings in active use. The renovation preserved the underlying structural system and building form while providing necessary weather protection and maintenance advantages. The 1975 renovation date falls within the late period of significance and represents the continuation of the Heier Brothers operation rather than abandonment of historical function.

The preservation of an original Heier Brothers building significantly enhances the property's integrity and historical value compared to complete reconstruction. The 1975 renovation represents a thoughtful approach to building preservation that enabled continued use while maintaining the essential character that made the building historically significant. The survival of the original structural system and spatial organization provides authentic documentation of the industrial architecture that supported Flat Rock's commercial and industrial development.

**Documentation Value:** The survival of detailed Sanborn Fire Insurance Maps provides exceptional documentation of the site's historical configuration and operation, making this property uniquely valuable for understanding the commercial and industrial infrastructure that supported Flat Rock's development. These maps, combined with the site's continuous operation, create an outstanding research opportunity for studying the evolution of small-town commercial enterprises over a seventy-year period.

**Community Significance:** The transformation from Heier Brothers lumber yard to Calder's Dairy demonstrates the ongoing importance of locally-owned businesses in maintaining community character and economic stability. Both enterprises represent the type of family-owned operations that distinguished Flat Rock's approach to economic development while serving essential community needs.

**Recommendation:** This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. While the current building postdates the primary period of significance, the site's continuous operation as a commercial and industrial facility, its exceptional documentation through Sanborn maps, and its crucial role in supporting Flat Rock's development throughout the late period of significance justify contributing status. The property demonstrates the adaptive reuse and economic continuity that enabled Flat Rock to maintain its community character while adapting to changing economic conditions. The site's association with both the Heier Brothers operation and the DT&I Railroad infrastructure makes it essential for understanding the commercial and transportation networks that supported Flat Rock's transformation from rural village to industrial suburb.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_091\_01\_0016\_0310; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	28310 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_091_01_0035_002 Lot 35 Assessor's Flat Rock Plat No.2 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.100090	Long: -83.291710			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1973
Architectural Style	Contemporary Commercial/Early 1970s Utilitarian
Building Form	Single-story rectangular commercial building with flat roof
Roof Form	Flat roof with parapet
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Painted concrete masonry units (CMU) or stucco
Foundation Materials	Concrete slab
Window Materials	Aluminum-framed glass
Window Type	Fixed commercial windows and storefront glazing
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): N/A
Historic Name	Hardee's			
Current/Common Name	Pool Shop			
Historic/Original Owner	N/A			
Historic Building Use	Restaurant			
Current Building Use	Pool and spa supply store			
Architect/Engineer/Designer	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

## Narrative Architectural Description

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

The building at 28310 Telegraph Road is a single-story contemporary commercial structure constructed in 1973 for specialized retail use as a pool and spa supply store. The building represents typical early 1970s small-scale commercial architecture, designed to provide functional retail space while accommodating the storage and display requirements of specialized pool maintenance and equipment businesses that emerged during the period of suburban residential development and increased backyard swimming pool installation.

The structure exhibits a straightforward rectangular plan with flat roof configuration that maximizes interior retail and storage space while minimizing construction costs. The building's utilitarian design reflects early 1970s commercial construction approaches that prioritized functional efficiency and cost control over architectural elaboration, particularly for specialized retail businesses serving specific market segments.

The exterior walls are constructed of painted concrete masonry units (CMU) or stucco that provides durability and weather resistance appropriate for commercial buildings requiring long-term operational viability. The building's simple exterior treatment reflects the practical design approach common to specialized retail facilities during the early 1970s, when small business owners needed to balance professional appearance with construction economy.

The building's fenestration consists of aluminum-framed commercial windows and storefront glazing that provide natural light to retail areas while allowing product display and customer visibility. The window configuration reflects the operational requirements of specialized retail businesses that needed to balance security, climate control, and product visibility essential to pool supply operations.

The flat roof structure with parapet walls represents standard early 1970s commercial construction techniques while providing clean geometric lines that emphasize the building's utilitarian commercial character. The roof design accommodates modern mechanical systems while providing efficient drainage and building maintenance access typical of contemporary commercial construction.

The building is positioned within a gated commercial compound that includes paved customer parking, storage areas, security features, and accessibility accommodations. The site organization reflects the operational requirements of pool supply businesses that needed to accommodate both retail customers and bulk product delivery while maintaining security for valuable pool equipment and chemical storage.

## History of the Resource

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

Lot 35 passed through the Estate of Christiann G. Mathewson (Probate File #517575, opened January 11, 1963).<sup>1</sup> The Easter Seal Society for Crippled Children & Adults, Inc. of Michigan conveyed Lot 35 to Hardee's Properties, Inc., a North Carolina corporation, by Warranty Deed for \$85,000 on January 24, 1973 (Liber 18383, Page 682).<sup>2</sup> Hardee's Properties then conveyed the lot to Sedrah Leasing Corp., a Delaware corporation, for \$246,000 on September 17, 1973 (Liber 18605, Page 827).<sup>3</sup> Sedrah executed a Memo of Lease with Hardee's Food Systems, Inc. on May 1, 1973, establishing a roughly 20-year term ending November 15, 1993, with four consecutive 5-year renewal options extending through November 15, 2013.<sup>4</sup> On the same date, Sedrah granted a \$7,000,000 mortgage to Girard Trust Bank, Trustee (Liber 18607, Page 558), and assigned the lease to Hardee's Food Systems (Liber 18607, Page 732).<sup>5</sup> Sedrah conveyed Lot 35 to Lawrence and Susan Kadish for \$1.00 on September 17, 1973 (recorded September 11, 1975, Liber 19196, Page 576).<sup>6</sup> A group of seven tenants in common — W. Bradford Briggs, Patrick J. Gorman, Anshel J. Gould, Arnold Toew, John V. Luck, John A. Marsh, and Bradley H. Roberts — also received the lot by Warranty Deed for \$309,248 on May 1, 1974 (recorded September 11, 1975, Liber 19196, Page 578).<sup>7</sup> Anshel J. Gould and Rosita deFernandez Gould subsequently conveyed Lot 35 to Leonard Green for \$10.00 on April 4, 1975 (recorded May 18, 1978, Liber 20119, Page 308).<sup>8</sup>

The building was constructed in 1973 as a Hardee's restaurant and retains much of its original commercial appearance. It has operated as a pool supply store since the mid-1990s.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. *NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, 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-10-1 through GA-10-47.*

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

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 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.

The property at 28310 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1973, which falls one year outside the district's established period of significance (1834-1972).

### **Chronological Analysis and Period of Significance**

The building was constructed in 1973, one year after the conclusion of the district's period of significance. While this represents a minimal chronological gap, the application of National Register criteria requires consistent adherence to established periods of significance to maintain the integrity of district boundaries and historical focus.

The 1973 construction date places this facility within the era of early 1970s suburban commercial development that began to follow different patterns from the community-centered commercial development that characterized Flat Rock during its historic periods. The building represents the emergence of specialized retail businesses serving suburban residential development rather than the community-centered commercial establishments that defined the district's significance.

### **Architectural Analysis and Early 1970s Development**

While the building displays competent early 1970s commercial design appropriate to its specialized retail function, it represents post-period construction that lacks the historical associations and architectural character that justify the district's National Register eligibility. The building's utilitarian design reflects commercial construction approaches that prioritized functional efficiency over the community-centered design considerations that characterized earlier commercial development within the district.

The building's design demonstrates the transition toward specialized, automobile-oriented retail facilities that served suburban residential development rather than traditional community commercial districts. This represents a different pattern of commercial development from the community-serving businesses that contributed to the district's historical significance.

### **Specialized Retail and Changing Commercial Patterns**

The building's original use as a pool supply store reflects the changing commercial patterns that emerged in the early 1970s as suburban residential development created demand for specialized retail services. While pool supply businesses serve legitimate community needs, this building represents the type of specialized, automobile-dependent commerce that differed from the community-centered commercial establishments that characterized Flat Rock during its historic periods.

The building's construction immediately following the district's period of significance illustrates the transition from community-centered commercial development to specialized suburban retail patterns that would characterize later commercial development along Telegraph Road.

### **Consistency with District Chronological Standards**

The classification of this 1973 building as non-contributing maintains consistency with the district's established period of significance and demonstrates the systematic application of National Register criteria. The district's contributing properties represent development through 1972, and extending contributing status to 1973 construction would compromise the integrity of the established chronological boundaries.

The one-year gap between the district's period of significance and this building's construction, while minimal, represents an important distinction between historic development patterns and the beginning of contemporary suburban commercial development that would follow different community and architectural patterns.

### **SHPO Compliance Recommendation**

This property meets the established National Register criteria for non-contributing classification within historic districts. The building's 1973 construction date places it outside the district's period of significance, and its specialized retail function represents different commercial development patterns from the community-centered businesses that contributed to the district's historical significance.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it continues commercial use along the Telegraph Road corridor while clearly representing post-historic development that does not contribute to the district's historical significance. This classification maintains the integrity of the district's chronological boundaries while acknowledging ongoing commercial activity.

The building's non-contributing status reflects the systematic application of National Register chronological criteria and demonstrates the district's commitment to maintaining clear distinctions between historic development and contemporary commercial evolution. This classification ensures that the district's contributing resources accurately represent the historical periods and development patterns that justify National Register recognition.

### **District Boundary Integrity**

The proper classification of this 1973 building as non-contributing, despite its minimal chronological gap from the period of significance, demonstrates the district's adherence to established preservation standards and ensures that contributing status is reserved for properties that truly represent the historical development patterns that define the district's

significance. This approach maintains the credibility and historical accuracy of the district nomination while acknowledging the reality of ongoing commercial development within historic corridors.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_091\_01\_0035\_002; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	28398 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0014_002 Lots 14 & 15 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.099450	Long: -83.291960	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	2000
Architectural Style	Contemporary
Building Form	1 Story Rectilinear
Roof Form	Flat
Roof Materials	Built up
Exterior Wall Materials	Concrete
Foundation Materials	Concrete
Window Materials	Plate Glass
Window Type	Commercial Storefront
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:		a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/>	d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>	
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26398 Telegraph			
Historic/Original Owner	Jets Pizza			
Historic Building Use	Pizza Shop			
Current Building Use	Pizza Shop			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

**Narrative Architectural Description**

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

New commercial franchise chain building.

**History of the Resource**

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

The building located at 28310 Telegraph Road was built in 1990; thus it is outside our period of significance 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.*

*Non-Contributing resource to the Flatt 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\_091\_01\_0014\_002; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	28418 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0037_004 Lots 37 & 38 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.099290	Long: -83.292080	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1946
Architectural Style	Commerical
Building Form	1 Story "L"
Roof Form	Flat
Roof Materials	Built up
Exterior Wall Materials	Concrete Block w/Metal Laminate
Foundation Materials	Concrete
Window Materials	Plate
Window Type	Commercial Storefront
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Meat Locker/Shed

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Retail			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Kroger / Jim's Butcher Shop			
Current/Common Name	26418 Telegraph Road			
Historic/Original Owner	Jim Latimer			
Historic Building Use	Grocery Store			
Current Building Use	Grocery Store / Butcher Shop			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

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

The commercial building at 28418 Telegraph Road is a single-story structure arranged in an L-shaped plan, comprising a 1962 front retail block and an older rear wing. The front section presents a broad, rectangular mass to Telegraph Road with its principal elevation facing east. The older rear wing, painted black, extends from the back of the storefront and is narrower and lower in profile, giving the combined structure its angled footprint. Together the two sections create a building of considerable depth on the lot, with the front block serving retail functions and the rear wing housing an in-house bakery and catering operation.

Both sections are covered by flat roofs finished in built-up membrane roofing. The front block's roofline is defined by a low parapet that conceals the roof plane from street view and provides a mounting surface for the large "Flat Rock Party Store" signage across the upper facade. The rear wing carries a similar flat roof at a slightly lower elevation, consistent with its subsidiary role.

Exterior walls are of concrete block construction. The front block has been clad in red corrugated metal laminate panels applied over the original masonry, giving the primary facade a bold, uniform appearance. The older rear wing is finished in painted black concrete block, left without decorative cladding and retaining its utilitarian character. Both sections rest on concrete foundations.

Fenestration on the primary east elevation consists of large plate-glass commercial storefront windows set within arched openings, providing broad visibility into the retail interior. The arched heads are a distinctive feature of the 1962 storefront design. The rear wing has minimal fenestration, consistent with its service and food-preparation function.

The building is sited close to the Telegraph Road frontage, with an asphalt parking lot serving the store to the front and side. A meat locker or cold-storage shed stands as an outbuilding on the parcel, supporting the property's long association with butcher shop operations. Stacked merchandise displayed along the front sidewalk reinforces the building's continued active retail 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.

Lots 37 and 38 share an intertwined ownership history. In 1942, Mike Mazo conveyed Lot 38 to Vincent and Lydia Insenga.<sup>1</sup> Through the mid-1940s, a series of quit claim deeds among Mazo, the Insengas, George P. Diamond and his wife Evelyn, and Katherine Foshag consolidated and corrected title to both lots.<sup>2</sup> By late 1947, Vincent and Rose Insenga held part of Lot 37 and all of Lot 38 and secured mortgages through the State Savings Bank of Flat Rock and the National Bank of Detroit totaling tens of thousands of dollars to finance improvements.<sup>3</sup> After Vincent's death, Rose Insenga — by then Rose Insenga Trolio — continued to hold and manage the property, taking additional mortgages into the 1950s.<sup>4</sup> In 1962, Trolio sold Lot 38 and part of Lot 37 to Food Town Super Markets of Monroe, Inc. on a \$70,000 land contract, and the present front storefront building was constructed that year.<sup>5</sup> Food Town transferred its interest to Mike Vuich, Sr. and his wife Millie in 1965, and Trolio delivered a warranty deed to the Vuiches for \$70,000 in 1972, completing the sale.<sup>6</sup> Meanwhile, the Diamonds retained the remaining portion of Lot 37 and in 1969 entered into a land contract with Albert A. Reaume, Jr. and his wife Janet; a warranty deed followed in 1977 for \$25,000.<sup>7</sup> After Mike Vuich's death, Millie Vuich sold the store parcel to Francis T. and Virginia Lancaster in 1974 on an \$80,000 land contract. In 1977, the Lancasters assigned their purchaser's interest to KRW Development Co. [Kroger], a Michigan co-partnership composed of Kay F. Hoeft, Robert T. Lancaster, and Wayne D. Lancaster.<sup>8</sup> That same year, the Reaumes also contracted to sell their portion of Lot 37 to KRW Development for \$42,000, consolidating both lots under a single owner.<sup>9</sup> A 1978 Certificate of Survey by Boyd W. Arthurs formally described the two parcels as they exist today.

## Statement of Significance/Recommendation of Eligibility

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

The property at 28418 Telegraph Road is significant under Criterion A in the area of Commerce as a representative example of the small-scale, locally owned retail establishments that anchored Flat Rock's commercial corridor along Telegraph Road during the mid-twentieth century. The 1962 front section reflects the community's postwar commercial growth, when the village's expanding population — driven in part by decades of Ford Village Industries employment and the later arrival of the Ford Flat Rock Assembly Plant workforce — sustained neighborhood-serving businesses. The property's long tenure as Jim's Butcher Shop under Jim Latimer made it one of the district's most enduring and recognizable commercial operations, serving as both a provisioner and an informal community gathering point for generations of Flat Rock residents. The survival of the older rear structure alongside the 1962 storefront illustrates the incremental, adaptive pattern of commercial development typical of small Michigan downtowns, where proprietors expanded or modernized frontages while retaining earlier utilitarian service buildings behind them.

The property retains integrity sufficient to convey its historic commercial significance. Integrity of location and setting remain intact, as the building occupies its original position along the Telegraph Road commercial corridor amid the surrounding pattern of small-lot retail development. Integrity of design is evident in the preserved L-shaped plan, with the 1962 storefront and its arched plate-glass windows fronting Telegraph Road and the older rear wing continuing to serve ancillary food preparation functions much as it has for decades. The application of red corrugated metal laminate over the original concrete block represents a cosmetic alteration, somewhat diminishing integrity of materials and workmanship, though the underlying wall structure, flat roof form, storefront fenestration pattern, and overall commercial massing remain legible. The retention of the meat locker outbuilding further supports the property's association with its longstanding butcher shop use. Integrity of feeling and association are strong; the building continues to read as a neighborhood-serving retail establishment, and its enduring local identity as Jim's Butcher Shop reinforces the direct connection between the physical property and the commercial life of the Flat Rock community throughout the period of significance.

The property at 28418 Telegraph Road is recommended as contributing to the Flat Rock Historical District. Although the red metal laminate cladding represents a later cosmetic modification, the building retains its essential commercial form, massing, flat-roof profile, storefront fenestration, and L-shaped plan incorporating the older rear structure. Its continuous

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, 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-10-1 through GA-10-47.

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

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

use as a neighborhood retail establishment — most notably its four-decade association with Jim Latimer's butcher shop — directly supports the district's significance under Criterion A for Commerce. The property's physical and associative qualities remain sufficient to contribute to the district's overall sense of time and place within the 1920–1975 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\_091\_01\_0037\_004; citing records held by the City of Flat Rock.

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

Street Address	28458 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0141_000 Lots 141-143 Assessor's Flat Rock Plat No.4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098780	Long: -83.292520			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1994
Architectural Style	Contemporary Commercial/Late 20th Century Gas Station
Building Form	Single-story convenience store with large canopy structure
Roof Form	Flat roof building with extensive overhead canopy
Roof Materials	Built-up membrane on building, metal panels on canopy
Exterior Wall Materials	Brick veneer and metal panels
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Large fixed plate glass storefront windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Fuel pump canopy structure (integral to operation)

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): N/A
Current/Common Name	Shell Gas Station			
Historic/Original Owner	N/A			
Current Building Use	Gas station/convenience store			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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### Narrative Architectural Description

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

The property at 28458 Telegraph Road is a one-story commercial gasoline station with attached convenience store constructed in 1994, sited at a corner lot on the west side of Telegraph Road (US-24) within the Flat Rock Historical District. The facility consists of two primary elements: a small rectangular convenience store building and a freestanding canopy sheltering multiple fuel pump islands.

The convenience store building presents a low rectangular mass under a flat roof, with brick veneer and metal panel exterior walls and fixed commercial storefront glazing at the entrance. The pump canopy — a broad flat-roofed steel structure supported on columns — extends over the fueling area between the store and the Telegraph Road frontage, carrying Shell corporate branding and illuminated signage. A freestanding Shell identification sign with pricing display stands at the street edge. Decorative street lamps at the sidewalk corner reflect a municipal streetscape improvement program rather than the station's own design vocabulary. The paved lot accommodates vehicle circulation around the pump islands and parking adjacent to the store.

The facility employs the standardized corporate gasoline station design of the 1990s — canopy-over-islands with attached convenience retail — a building type replicated identically across thousands of locations nationwide with no site-specific 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.*

*The gas station at 28458 Telegraph Rd was built in 1994, thus it is outside of our period of significance.*

### Statement of Significance/Recommendation of Eligibility

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

The property at 28458 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1994 construction date falls nineteen years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or functional relationship to surrounding historic resources. The building does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified.

**This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.** The 1994 construction date places the building outside the 1920–1975 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\_02\_0141\_000; citing records held by the City of Flat Rock.

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

Street Address	28628 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0140_000 Lots 140 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098200	Long: -83.292740			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1995
Architectural Style	Contemporary Commercial/Late 20th Century Strip Commercial
Building Form	Single-story rectangular commercial building
Roof Form	Flat roof with parapet
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Tan brick veneer and stucco
Foundation Materials	Concrete
Window Materials	Contemporary aluminum- framed glass
Window Type	Large fixed plate glass storefront windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	RE/MAX Realty/Commercial Plaza			
Current Building Use	Real estate office/commercial services			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

**Note:** This property was previously listed as contributing, but proper application of National Register criteria requires reclassification as non-contributing due to its 1995 construction date falling 23 years outside the district's period of significance (1834-1972).

### Narrative Architectural Description

The building at 28628 Telegraph Road is a single-story contemporary commercial structure constructed in 1995 for multi-tenant commercial use, primarily serving as a real estate office and commercial services facility. The building represents typical mid-1990s strip commercial architecture, designed to accommodate multiple small business tenants while providing efficient storefront visibility and customer access along the Telegraph Road corridor.

The structure exhibits a straightforward rectangular plan with a flat roof configuration that maximizes interior commercial space while minimizing construction costs. The building's design reflects 1990s commercial development principles that emphasized functional efficiency, tenant flexibility, and highway visibility over architectural distinction or historical reference.

The exterior walls combine tan brick veneer with stucco elements that provide durability and visual appeal within the economic constraints typical of speculative commercial development during the mid-1990s. The mixed-material approach reflects design strategies common during this period that sought to create professional appearance while controlling construction costs for multi-tenant commercial buildings.

The building's fenestration consists of large aluminum-framed plate glass storefront windows that maximize tenant visibility and create visual connection between interior commercial spaces and the Telegraph Road traffic. This extensive glazing strategy serves the marketing requirements of businesses like real estate offices that depend on highway visibility and professional appearance to attract customers.

The flat roof structure with parapet walls represents standard mid-1990s commercial construction techniques while providing clean geometric lines appropriate to contemporary commercial architecture. The roof design accommodates modern mechanical systems and provides efficient drainage while avoiding architectural elaboration that would increase construction costs.

The building is positioned within a contemporary commercial site that includes paved customer parking, professional landscaping, modern signage systems, and accessibility features that demonstrate compliance with Americans with Disabilities Act requirements and current commercial 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.*

The building at 28628 Telegraph was built in 1995 and thus is outside our period of significance.

## Statement of Significance/Recommendation of Eligibility

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

The property at 28628 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1995 construction date falls twenty years outside the district's 1920–1975 period of significance. The building is a mid-1990s multi-tenant strip commercial structure employing contemporary materials, standardized design, and speculative development economics that contrast with the district's historic commercial building traditions. The building does not meet Criteria Consideration G for exceptional significance within the past fifty years. Non-Contributing status reflects standard National Register chronological criteria rather than any assessment of design quality or community 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\_02\_0140\_000; citing records held by the City of Flat Rock.

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



Street Address	28650 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0131_000 Lots 131& 132 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.097730	Long: -83.293080	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1990
Architectural Style	Contemporary Commercial/Late 20th Century Office
Building Form	Single-story rectangular commercial building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and vinyl or aluminum siding
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Fixed and sliding windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	<b>Non-contributing to a district</b> <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Frost/Remer Office Building			
Historic Building Use	N/A			
Current Building Use	Professional offices			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	26 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

### **Narrative Architectural Description**

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

The property at 28650 Telegraph Road is a one-story professional office building constructed in 1990, sited on the east side of Telegraph Road (US-24) within the Flat Rock Historical District. The building presents a low rectangular mass under a hipped roof clad in asphalt shingles, with exterior walls of brown or red brick veneer. The primary facade features a central entrance with fixed and operable commercial windows. A freestanding sign at the street frontage identifies what appears to be a credit union or financial services office. The building is set back from the road behind a landscaped lawn with foundation plantings, employing the suburban professional office site plan typical of late twentieth-century commercial development along arterial corridors.

### **History of the Resource**

*Provide information on previous owners, land use, 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 28650 Telegraph was built in 1990, and is outside of our period of significance.

### **Statement of Significance/Recommendation of Eligibility**

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

The property at 28650 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1990 construction date falls fifteen years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or functional relationship to surrounding historic resources. The building does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified.

**This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.** The 1990 construction date places the building outside the 1920–1975 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\_02\_0131\_000; citing records held by the City of Flat Rock.

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



Street Address	28744 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0125_000 Lots 125-130 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.097150		Long: -83.293780		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1988
Architectural Style	Contemporary Institutional/Late 20th Century Residential
Building Form	Multi-story apartment/cooperative building
Roof Form	Flat roof with varied building heights
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Tan/brown brick veneer
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Fixed and sliding windows in regular patterns
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Senior Cooperative Housing/Flat Rock Senior Housing			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Current Building Use	Senior cooperative housing			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

## Narrative Architectural Description

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

The building complex at 28744 Telegraph Road is a multi-story residential structure constructed in 1982 to provide cooperative housing for senior citizens. The building represents typical early 1980s institutional residential architecture, designed to accommodate the housing needs of an aging population while meeting contemporary accessibility, safety, and community living standards that emerged during this period of demographic change and social service expansion.

The structure exhibits a contemporary institutional design approach featuring multiple building masses of varying heights that create visual interest while maximizing residential units within the available site area. The building's massing strategy reflects 1980s residential design principles that sought to break down the apparent scale of large residential buildings through varied rooflines and building articulation, creating a more human-scaled appearance despite the substantial overall building size.

The exterior walls are constructed of tan or brown brick veneer that provides durability and low maintenance appropriate for institutional residential use while creating visual compatibility with other brick buildings along the Telegraph Road corridor. The monochromatic brick treatment reflects the cost-conscious construction approaches typical of subsidized or cooperative housing developments during the 1980s, when federal and state housing programs emphasized functional efficiency over architectural elaboration.

The building's fenestration consists of contemporary aluminum-framed windows arranged in regular patterns that provide natural light to residential units while maintaining the uniform appearance typical of institutional residential construction. The windows are sized and positioned to meet contemporary residential standards including energy efficiency, security, and accessibility requirements that were established through housing codes and federal housing program guidelines during the early 1980s.

The flat roof configuration with varied building heights accommodates different interior ceiling requirements while providing efficient drainage and access for building maintenance. The roof design avoids architectural elaboration in favor of functional efficiency and cost control typical of institutional residential construction during this period.

The building is positioned within a professionally landscaped site that includes parking areas, walkways, accessibility features, and community outdoor spaces appropriate to senior housing operations. Contemporary site improvements including lighting, signage, and accessibility accommodations demonstrate compliance with Americans with Disabilities Act requirements and 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.*

The building located at 28744 Telegraph Road was built in 1988; thus it is outside our period of significance 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.*

### Non-Contributing Status Recommendation

The property at 28744 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1982, which falls ten years outside the district's established period of significance (1834-1972).

### Age and Period of Significance Analysis

The building was constructed during the early 1980s, well after the conclusion of the district's period of significance and during an era characterized by different demographic patterns, housing policies, and architectural approaches that differ fundamentally from the historical development themes that define the district. The building represents contemporary senior housing development rather than the historical residential and commercial patterns that contributed to Flat Rock's significance during the nineteenth and early-to-mid twentieth centuries.

The 1982 construction date places this facility within the era of federal housing programs, accessibility legislation, and demographic changes related to an aging population that represent different social and economic patterns from those that characterized Flat Rock during its historic periods of development. While senior housing serves important community functions, this particular building represents contemporary housing policy rather than the historical development patterns that justify the district's significance.

### Architectural Analysis

While the building displays competent contemporary institutional design appropriate to its senior housing function, it represents early 1980s residential institutional architecture rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects contemporary housing program requirements, accessibility standards, construction technologies, and demographic service patterns that differ substantially from the residential and commercial architecture of the district's historic periods.

The building's use of contemporary materials (aluminum windows, modern brick veneer, contemporary roofing systems), institutional design approaches, and federal housing program compliance features clearly identify it as a product of 1980s social service development. While these features represent appropriate design solutions for contemporary senior housing, they lack the historical significance, period craftsmanship, or architectural distinction that would merit inclusion in a historic district focused on nineteenth and early-to-mid twentieth-century development.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While housing for elderly residents has been a community concern throughout American history, this particular building represents contemporary senior housing policy and federal housing programs rather than the local residential development traditions and community-based housing patterns that characterized Flat Rock during its historic periods.

The building's construction as part of 1980s senior housing development reflects demographic and social service changes that occurred well after the district's periods of significance and represents federal housing policy implementation rather than the local community development patterns that characterized Flat Rock's historical significance.

The building's contemporary design, large scale, and institutional character create some contrast with the historic character of surrounding properties due to its 1980s architectural vocabulary and institutional residential appearance. However, its use of brick materials and professional landscaping help minimize potential negative visual impacts on the district's character. The building's setback from Telegraph Road and extensive site improvements reduce its visual prominence within the historic streetscape.

The building represents the type of contemporary institutional development that demonstrates ongoing community vitality and response to changing demographic needs while clearly representing a different era of development from the historical resources that justify district designation.

While the building serves important community social service functions by providing housing for senior citizens, its construction date and architectural character place it outside the historical periods and development patterns that define the district's significance. The building's community service role represents contemporary social service delivery rather than the historical community development patterns that contributed to Flat Rock's significance during the nineteenth and early-to-mid twentieth centuries.

This property meets the established National Register criteria for **non-contributing** classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance independent of the district context.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the Telegraph Road corridor and continues residential use patterns that support community population diversity, even though the building itself does not contribute to the district's historical significance. This classification acknowledges contemporary community development while maintaining clear distinctions between historic resources that justify district designation and later buildings that represent ongoing community evolution.

The building's non-contributing status reflects the systematic application of National Register chronological criteria rather than any assessment of the building's social value or community importance. Historic districts necessarily include properties from multiple time periods, and the non-contributing classification provides an appropriate mechanism for acknowledging contemporary development within historic contexts while preserving focus on the historical resources that justify National Register recognition.

The building's classification demonstrates that historic district boundaries can encompass properties that serve important community functions while maintaining clear distinctions between historical resources and contemporary development that represents different periods of community growth and social service provision.

## References

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

City of Flat 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\_02\_0125\_000; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address		28801 Telegraph Road			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_094_02_0109_000 Lots 109 & 110 in Flat Rock Assessors Plat No 4. (May 1940)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.095780		Long: -83.293730	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1946
Architectural Style	Commercial Filling Station
Building Form	1 Story Rectilinear
Roof Form	Flat
Roof Materials	Built Up
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete
Window Materials	Plate
Window Type	Commercial/roller door
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Texaco			
Current/Common Name	28801 Telegraph Road			
Historic/Original Owner	Texas Co.			
Historic Building Use	Gasoline Filling/Service Station			
Current Building Use	Restaurant			
Architect/Engineer/Designer	unknown			
Builder/Contractor	Restoration work by Bill Miller			

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The commercial building at 28801 Telegraph Road is a single-story service station of mid-century Streamline Commercial design, erected in 1946 on a concrete foundation. The structure is composed of two interlocking volumes: a compact office and sales block at the northeast corner, and a wider service bay wing extending to the south, together forming an L-shaped plan oriented to the Telegraph Road and East Huron River Drive intersection.

A broad, flat-roofed canopy projects from the front of the office block over the pump island, supported by slender metal or concrete columns. The canopy's leading edge is trimmed in red, creating a crisp horizontal line that defines the station's public face and shelters the fueling area. A circular "Station 24" sign is mounted on the canopy support, and vintage-style fuel pumps stand beneath the canopy on a raised concrete island. The flat roof over both the office and service bay sections is finished in built-up membrane roofing, with a low parapet edging the roofline. Red trim detailing along the parapet and canopy fascia provides a consistent color accent across the composition.

Exterior walls are clad in brick veneer, painted white or cream, presenting a clean, uniform surface. The office section features large plate-glass commercial windows that wrap the corner, providing visibility from both street frontages. The service bay wing is punctuated by roller doors on the front elevation, allowing vehicle access to the work bays. A secondary entrance with a standard commercial door serves the office.

The building occupies a prominent corner lot at the intersection of Telegraph Road and East Huron River Drive, sited close to both road frontages with paved aprons providing vehicle circulation on multiple sides. No outbuildings are present on the parcel. The overall composition — canopy, pump island, office glazing, and service bays — remains remarkably legible as a mid-century petroleum service station.

## History of the Resource

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

James and Christiann Mathewson conveyed the northern portion of Lot 110 to Andrew and Ellen Bodary by Warranty Deed on June 1, 1944, with the Bodarys simultaneously taking a \$5,000 mortgage from the Mathewsons.<sup>1</sup> The same day, the Mathewsons conveyed the remaining southwesterly 45 feet of Lot 110 to Michael Kossman. In 1945, Bodary and Kossman reached a mutual agreement regarding sewer easement rights across their adjoining parcels.<sup>2</sup> Beginning in 1946, the Bodarys leased the westerly portion of Lot 109 and parts of Lot 110 to **The Texas Company (Texaco)** on two successive ten-year leases, granting the oil company driveway access across the Huron River Drive frontage.<sup>3</sup> Texaco released its lease in August 1969, and that same month the Bodarys executed a new lease with Boron Oil Company, an Ohio corporation.<sup>4</sup> Meanwhile, Detroit Bank and Trust Co. conveyed the southwesterly 45 feet of Lot 110 to Boron Oil Co. for \$1.00 in October 1970.<sup>5</sup> Andrew Bodary died on December 31, 1976, and Ellen Bodary, as survivor, quit-claimed Lot 109 and her portion of Lot 110 to Mary Ellen Bodary and Lawrence Alden Bodary as trustees of the Bodary Children Management Trust, established December 1, 1976, for the benefit of six Bodary siblings.<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

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

The property at 28801 Telegraph Road is significant under Criterion A in the area of Commerce and under Criterion C for Architecture as an exceptionally well-preserved example of a mid-century automobile service station. Constructed in 1946, the building was erected during the immediate postwar period when automobile ownership surged and roadside commercial architecture proliferated along Flat Rock's primary transportation corridors. The property's documented association with The Texas Company (Texaco), which leased the site from Andrew and Ellen Bodary beginning in August 1946, connects it directly to the national petroleum companies that shaped the visual and commercial character of American

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

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

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

roadside landscapes in the mid-twentieth century. The station later operated under Boron Oil Company, an Ohio corporation, continuing its petroleum service function into the late twentieth century.

The property retains integrity to an exceptional degree. Location and setting are intact, with the building occupying its original prominent corner at Telegraph Road and East Huron River Drive amid the surrounding commercial corridor. Design integrity is outstanding — the L-shaped plan, projecting canopy with pump island, plate-glass office windows, service bay roller doors, and red-trimmed parapet and canopy fascia all survive as a cohesive ensemble that clearly communicates the building's original function and era. Materials and workmanship are well preserved in the painted brick veneer, canopy structure, glazing, and trim detailing. Feeling and association are exceptionally strong; the station reads immediately and unmistakably as a mid-century petroleum service facility, complete with vintage-style pumps that reinforce the historical character.

The property at 28801 Telegraph Road is recommended as contributing to the Flat Rock Historical District. Its 1946 construction date places it squarely within the district's 1920–1975 period of significance, and its outstanding retention of form, canopy, service bays, and commercial glazing makes it one of the most intact commercial properties in the district. The station's continuous roadside commercial function and its association with nationally significant petroleum companies reinforce its contribution to the district's narrative of mid-century automotive commerce along Telegraph Road.

## References

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

City of Flat 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\_02\_0109\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	28828 Telegraph		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0122_000		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096040	Long: -83.294140	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

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



## Architectural Information

Construction Date	1876
Architectural Style	19 <sup>th</sup> Cent. Commerical
Building Form	2 Story Rectilinear
Roof Form	Flat w/parapet
Roof Materials	Built Up
Exterior Wall Materials	Brick
Foundation Materials	Brick/Concrete
Window Materials	Plate & Aluminum
Window Type	Commercial Storefront & double hung
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Community Planning and Development; Social History			
Period(s) of Significance	1876-1920 (early period) & 1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Front enclosed <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name	Little Pal / Michaels on the River			
Current/Common Name	28828 Telegraph Rd.			
Historic/Original Owner	Charles Stoflet			
Historic Building Use	Restaurant			
Current Building Use	Restaurant			
Architect/Engineer/Designer	unknown			
Builder/Contractor	unknown			

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## **Narrative Architectural Description**

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

The commercial building at 28859 Telegraph Road is a two-story masonry structure occupying a prominent corner lot, its massing presenting two public elevations to the intersection. The building rises from a rectangular plan with its principal facade facing Telegraph Road and a secondary elevation addressing the cross street. The overall form is a simple commercial block with a flat roof concealed behind a stepped parapet that follows the roofline on both street-facing elevations.

The flat roof is finished in built-up membrane roofing. The stepped parapet adds visual interest to the roofline and is characteristic of late nineteenth-century commercial architecture in small Michigan downtowns, where parapets provided both fire protection and a surface for signage.

Exterior walls are of load-bearing brick masonry, now painted a uniform terra cotta or salmon color across all elevations. A stone or rusticated ashlar wainscot is visible at the base of the corner storefront, providing a heavier visual foundation at the ground level. The side elevation reveals the full depth of the building in unadorned painted brick with minimal fenestration.

The second story features symmetrically spaced double-hung windows with dark louvered shutters and black fabric awnings. The window openings appear to retain their original proportions and spacing, consistent with c. 1895 commercial construction. The ground-floor corner entrance is defined by a projecting black awning and commercial storefront glazing with plate-glass windows, providing visibility into the restaurant interior. Signage for the current tenant, "Michael's," is mounted on the awning and facade, advertising Mexican food, pizza, roast beef, and seafood.

The building is sited hard to the corner at the intersection of Telegraph Road with no setback, in the manner typical of late nineteenth-century commercial buildings designed to maximize street frontage. Paved areas surround the building on the non-street sides. No outbuildings are present on the parcel.

## History of the Resource

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

Lot 244 originates in the federal patent to Solomon Sibley, issued May 20, 1823, covering the southeast quarter of Section 31. Sibley conveyed the entire tract — Lots 242 through 257 and others — to Michael Freeland (Vreelandt) and Jacob Freeland (Vreelandt) for \$2,800 on June 11, 1824.<sup>1</sup> The Vreelandt brothers held this land as part of the founding settlement of what would become Flat Rock. In April 1835, Michael and Jacob Vreelandt sold Lots 242, 243, and 244 specifically to Adrean Van Riper for \$200 — the first time Lot 244 appears as part of a discrete conveyance.<sup>2</sup> Just over a year later, in July 1836, the Vreelands sold a larger parcel including Lots 242–244 and 248–257 to Joshua Howard and Phineas Davies for \$17,000 as part of the formation of the Gibraltar & Flat Rock Company, a land development venture.<sup>3</sup> The company's articles of association were filed the same day, and a trust deed placed the property with trustees Benjamin B. Kercheval, Peter Godfroy, and Joshua Howard. A correcting deed followed in January 1837.<sup>4</sup>

The lot's mid-nineteenth-century history is fragmented by the Gibraltar & Flat Rock Company's eventual dissolution and the subdivision of holdings among multiple parties. By 1876, Lot 244 had returned to the Van Riper family: Adrian A. Van Riper and his wife Eliza conveyed it to Charles Stoflet for \$275 on June 3, 1876.<sup>5</sup> This is the first transaction in which Lot 244 stands alone as an individual parcel, and the modest price suggests it was unimproved land at this time.

Charles Stoflet and his wife Ellen M. sold Lot 244 to John Wahl for \$700 on March 21, 1890.<sup>6</sup> The significant jump in value from \$275 in 1876 to \$700 in 1890 may indicate that improvements were made to the lot during the Stoflet ownership — potentially including construction of the present building or an earlier structure on the site. Wahl transferred the lot to his son Jacob J. Wahl for \$1,000 on March 10, 1902, with Jacob simultaneously taking a \$600 mortgage from William H. Beisel, later assigned to Jacob J. Lucke and eventually discharged.<sup>7</sup> Jacob Wahl, by then a widower, sold Lot 244 to Frank Marx for nominal consideration on April 30, 1913.<sup>8</sup> A mechanic's lien of \$107.06 filed March 17, 1914, by William Bryant and Floyd Bryant against Frank Marx and Otto Neifert documents construction or renovation work on the property — this may represent the build-out or substantial modification of the commercial building that stands today.<sup>9</sup>

Marx, a single man, sold Lot 244 to Bernard G. and Mary Diekman on January 6, 1916, who financed through a \$1,500 mortgage with the State Savings Bank of Flat Rock.<sup>10</sup> Diekman simultaneously acquired other nearby parcels and in 1919 bundled Lot 244 with Parcel A of adjacent Lot 242, selling both to Andrew H. Whipple and his son Lawrence E. Whipple.<sup>11</sup> The Whipples gave back a \$4,500 purchase-money mortgage to Diekman, which was assigned to the State Savings Bank. The Whipples conveyed Lot 244 and Parcel A to Jesse and Carrie Van Riper on April 22, 1921 — though remarkably, the deed was not recorded until October 10, 1929, an eight-year delay suggesting an escrow arrangement or simple oversight.<sup>12</sup> The Van Ripers immediately mortgaged the combined property for \$5,500 from the State Savings Bank upon recording.<sup>13</sup>

The Depression destroyed the Van Ripers' investment. The State Savings Bank foreclosed, and a sheriff's deed was issued on February 24, 1933, for \$6,268.06.<sup>14</sup> The bank itself was reorganizing: in late 1937 it transferred an undivided half-interest in Lot 244 and Parcel A to itself as trustee, then mortgaged it to the Reconstruction Finance Corporation for \$41,250 as part of a larger pool.<sup>15</sup> In March 1938, the bank as trustee quit-claimed to the Depositors Liquidation Corporation.<sup>16</sup> Through this sequence of institutional transfers, Lot 244 and Parcel A emerged on September 15–16, 1939, in the hands of John J. and Edna B. Rathes, who financed their acquisition with a \$7,875 mortgage from Down River Federal Savings & Loan Association of Wyandotte.<sup>17</sup>

The Rathses held the property for over three decades, taking successive mortgages from the State Savings Bank in 1952, 1955, and 1957 in amounts ranging from \$12,500 to \$12,950, likely funding renovations or business operations.<sup>18</sup> In August 1973, they

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>15</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>16</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>17</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>18</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

sold to Sam and John Saros as tenants in common for \$37,000.<sup>19</sup> John Saros died in 1980, his estate naming heirs George Sarros, Angelo Saros, Goldie Hayes, and Sam Saros.<sup>20</sup> That same year, David P. Johnson quit-claimed Lots 122, 123, and 124 to John and Sam Saros for \$7,755.<sup>21</sup> In 1984, Sam Saros entered a \$150,000 land contract with George H. and Huquette P. Catellier covering Lots 122 and 124.<sup>22</sup>

### Statement of Significance/Recommendation of Eligibility

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

The property at 28859 Telegraph Road is significant under Criterion A in the areas of Commerce and Community Planning and Development, and under Criterion C for Architecture, as one of the oldest surviving commercial buildings in the Flat Rock Historical District. Lot 244 traces directly to the 1823 federal land patent to Solomon Sibley and the 1824 conveyance to Michael and Jacob Vreelandt, the founding family of Flat Rock. The lot passed through the Gibraltar & Flat Rock Company — an ambitious 1836 land development venture capitalized at \$17,000 — and multiple mid-nineteenth-century owners before Adrian A. Van Riper conveyed it individually to Charles Stofflet for \$275 in 1876, a price consistent with unimproved land. By 1890, Stofflet sold to John Wahl for \$700, a value increase that strongly suggests construction of the present building during the Stofflet ownership, placing initial construction c. 1880–1890. The Wahl family's father-to-son transfer at \$1,000 in 1902, and a mechanic's lien of \$107.06 filed against Frank Marx and Otto Neifert in 1914, document continued physical investment in the property into the early twentieth century. The building's subsequent chain of title encapsulates the arc of Flat Rock's commercial development through the district's period of significance: Bernard Diekman bundled it with adjacent Parcel A of Lot 242 in 1919, just as Ford's 1920 acquisition of the DT&I Railroad was about to transform the village; the Whipple father-and-son partnership held it through the early 1920s as Ford's Village Industries operations took root; and the Van Ripers' \$5,500 mortgage from the State Savings Bank — the institution that financed much of downtown Flat Rock — collapsed in the Depression foreclosure of 1933 at a sheriff's sale for \$6,268.06. The property then passed through the bank's trustee reconstitution, the Reconstruction Finance Corporation, and the Depositors Liquidation Corporation before emerging in September 1939 in the hands of John J. and Edna B. Rath, who financed through Down River Federal Savings & Loan Association of Wyandotte. The Rathses held the property for over three decades, taking successive mortgages from the State Savings Bank in 1952, 1955, and 1957 to sustain operations or fund improvements, before selling to Sam and John Saros for \$37,000 in 1973. The building's continuous commercial occupancy from the Stofflet era through the present day makes it one of the longest-serving commercial properties on Telegraph Road.

The property retains integrity sufficient to convey its historic significance across all seven aspects. Location and setting are intact, the building occupying its original prominent corner lot at the heart of the Telegraph Road commercial corridor — a position it has held since at least the 1880s. Design integrity is strong in the preserved two-story commercial block form, stepped parapet on both street-facing elevations, symmetrical second-story fenestration with louvered shutters, and corner storefront configuration, all characteristic of late nineteenth-century small-town Michigan commercial architecture. The painting of the original brick masonry diminishes integrity of materials, though the underlying load-bearing structure, the stone or rusticated ashlar wainscot at the storefront base, original window openings, and parapet profile remain clearly legible. Workmanship is evident in the quality of the brick masonry and the proportioned spacing of the upper-story windows. Feeling and association are exceptionally strong — the building reads immediately as a late nineteenth-century commercial block, and its unbroken sequence of commercial tenancy across nearly a century and a half reinforces the direct connection between the physical property and the commercial life of Flat Rock from the pre-Ford era through the full span of the district's 1920–1975 period of significance.

The property at 28859 Telegraph Road is recommended as contributing to the Flat Rock Historical District. Despite the painted exterior, the building retains its essential two-story commercial form, stepped parapet, original window openings, stone wainscot, and corner storefront configuration. As one of the earliest commercial structures in the survey area — with a documented chain of title reaching to the village's 1824 founding — it anchors the district's pre-Ford commercial heritage and demonstrates the continuity of Telegraph Road's role as Flat Rock's primary commercial corridor from the late nineteenth century through the Village Industries era and beyond.

### References

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

City of Flat 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\_02\_0122\_000; citing records held by the City of Flat Rock.

<sup>19</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>20</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>21</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>22</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

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

Street Address	28918 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0118_000		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09543	Long: -83.294040	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1965
Architectural Style	Mid-Century Corporate Commercial/Fast Food Franchise Architecture
Building Form	Single-story rectangular with distinctive mansard roof
Roof Form	Red mansard roof with dormers
Roof Materials	Red metal roofing panels
Exterior Wall Materials	White stucco or painted masonry with red trim
Foundation Materials	Concrete
Window Materials	Aluminum-framed glass
Window Type	Large fixed plate glass windows and service windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Commerce, Architecture, Social History			
Period(s) of Significance	1965-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): Minor updates for continued franchise operations
Historic Name	Dairy Queen			
Current/Common Name	Dairy Queen			
Historic/Original Owner	Dairy Queen Corporation (franchisee unknown)			
Historic Building Use	Fast food restaurant			
Current Building Use	Fast food restaurant			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The Dairy Queen at 28918 Telegraph Road represents an exceptionally well-preserved example of mid-1960s corporate franchise architecture that has maintained continuous operation since 1965. This single-story building exemplifies the standardized architectural design programs that characterized the expansion of American fast food franchises during the post-World War II economic boom, when corporate restaurant chains began to transform American dining habits and roadside commercial landscapes.

The building exhibits the distinctive architectural features of Dairy Queen's mid-1960s corporate design program, most notably the characteristic red mansard roof with dormers that became synonymous with the brand during this period. This mansard roof design represents the adaptation of French Colonial Revival architectural elements to contemporary commercial use, creating a distinctive corporate identity that was both historically referential and thoroughly modern in its application to fast food service.

The structure presents a clean, geometric composition with white stucco or painted masonry walls that provide visual contrast with the prominent red roof treatment. This two-tone color scheme reflects Dairy Queen's corporate branding strategy while creating high visibility and brand recognition essential to successful highway-oriented commercial operations. The building's materials and color palette demonstrate the sophisticated approach to corporate identity that characterized successful franchise operations during the 1960s.

The building's fenestration consists of large aluminum-framed plate glass windows that maximize visual connection between interior and exterior spaces while providing the operational visibility essential to fast food service. The extensive glazing allows customers to observe food preparation while enabling staff to monitor parking areas and customer flow, reflecting the operational requirements that shaped fast food restaurant design during this period of industry standardization.

The building includes distinctive service windows that accommodate the drive-through and walk-up service models that distinguished fast food operations from traditional restaurants. These service features represent important innovations in American commercial food service that provided the convenience and efficiency that made fast food restaurants successful with automobile-dependent customers during the 1960s and beyond.

The building's relationship to its site demonstrates careful consideration of automobile circulation patterns, customer parking, and highway visibility that characterized successful roadside commercial development during the mid-1960s. The structure's positioning along Telegraph Road provides maximum exposure to passing traffic while accommodating the customer parking and vehicle circulation necessary for efficient fast food operations.

Current signage maintains the distinctive Dairy Queen corporate identity elements that have made this franchise location recognizable to multiple generations of Flat Rock residents and Telegraph Road travelers. The preservation of original design elements combined with appropriate maintenance and updates demonstrates the enduring appeal of well-designed corporate commercial architecture.

The building's continuous operation as a Dairy Queen for sixty years represents an exceptional example of franchise business continuity and demonstrates the important role that standardized fast food establishments have played in providing affordable dining options and community gathering places throughout American communities since the 1960s.

## History of the Resource

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

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 Dairy Queen at 28918 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criteria A and C. This property represents significant associations with the transformation of American food service, corporate franchise development, and the standardization of commercial architecture that characterized the mid-1960s period of economic expansion.

### **Criterion A: Association with Historic Events and Patterns**

This property possesses exceptional significance under Criterion A for its association with the revolutionary changes in American food service and commercial development that transformed eating habits, business practices, and community social patterns during the 1960s. Constructed in 1965 and operating continuously as a Dairy Queen for sixty years, this building represents the expansion of corporate franchise operations that fundamentally altered American commercial landscapes and dining culture.

The building represents important patterns in the standardization of American commercial architecture and the development of corporate identity programs that enabled franchise businesses to achieve national recognition while maintaining local operational flexibility. Dairy Queen's expansion during the 1960s represented broader trends in corporate retail development, including standardized operational procedures, architectural design programs, and marketing strategies that created national brand recognition.

The property's construction in 1965 coincides with the peak period of fast food industry expansion and the establishment of standardized franchise models that would influence American commercial development for subsequent decades. The building represents the type of corporate commercial investment that demonstrated business confidence in automobile-dependent development patterns and suburban commercial growth during the mid-1960s economic expansion.

The building's continuous operation since 1965 provides exceptional documentation of the persistence and community acceptance of franchise commercial operations, demonstrating how standardized corporate businesses became integrated into local community life while maintaining their national brand identity and operational standards.

### **Fast Food Industry and Social Change**

The property represents significant themes in American social history including changing family dining patterns, the rise of convenience-oriented food service, and the development of informal dining establishments that served automobile-dependent customers. Fast food restaurants like Dairy Queen played important roles in changing American eating habits and providing affordable dining options for families during the post-war period of economic growth.

The building's design and operational model reflect important innovations in commercial food service including standardized menus, efficient food preparation systems, and customer service approaches that prioritized speed and convenience over traditional restaurant formality. These innovations represented fundamental changes in American hospitality and commercial service that influenced broader patterns of retail development.

The property's role as a community gathering place and family dining destination demonstrates the social functions that franchise restaurants served in American communities, particularly in suburban and small-town contexts where they often became important local institutions despite their corporate ownership and standardized operations.

### **Corporate Architecture and Franchise Development**

The building represents important patterns in the development of corporate architectural standards and franchise business models that enabled rapid expansion of standardized commercial operations during the 1960s. Dairy Queen's architectural program demonstrates the sophisticated approach to brand identity and customer recognition that characterized successful franchise development during this period.

The property's construction reflects broader trends in American commercial architecture including the adaptation of historical architectural elements (mansard roofs) to contemporary commercial purposes, the development of automobile-oriented site planning, and the integration of corporate branding elements into architectural design.

### **Criterion C: Architectural Significance**

Under Criterion C, the Dairy Queen represents an outstanding example of mid-1960s corporate franchise architecture that demonstrates the sophisticated design solutions developed to create distinctive brand identity while accommodating the operational requirements of fast-food service. The building exemplifies the integration of architectural design with corporate identity that characterized the most successful commercial architecture of this period.

The building's distinctive mansard roof design represents an important example of the adaptation of historical architectural elements to contemporary commercial use, creating a design vocabulary that was both historically referential and thoroughly modern in its application to franchise operations. This design approach influenced commercial architecture throughout the fast-food industry and represents an important phase in the development of American roadside commercial design.

The building's preservation of original design elements including its mansard roof, corporate color scheme, fenestration patterns, and site relationships provides exceptional documentation of mid-1960s franchise architecture and demonstrates the enduring appeal of well-designed corporate commercial buildings.

**Integrity Assessment - Seven Aspects Analysis**

**Location:** RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its essential relationship to the highway corridor that has supported franchise operations for sixty years.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its distinctive mansard roof, corporate color scheme, fenestration patterns, and automobile-oriented site organization. Updates represent expected franchise maintenance rather than fundamental design alteration.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original mansard roofing, stucco or masonry walls, and aluminum window framing survive in excellent condition. The building continues to display the materials and construction techniques that characterized mid-1960s franchise architecture.

**Workmanship:** RETAINS INTEGRITY. The building continues to exhibit the standardized construction techniques and corporate design standards that characterized Dairy Queen's mid-1960s architectural program.

**Setting:** RETAINS INTEGRITY. The property continues to function as a roadside fast food restaurant along the Telegraph Road commercial corridor, maintaining the automobile-oriented context and highway visibility that have supported operations since 1965.

**Feeling:** RETAINS INTEGRITY. The building continues to convey the sense of mid-century franchise restaurant that has characterized the property for sixty years. The ongoing Dairy Queen operations maintain the corporate identity and community associations that define the property's significance.

**Association:** RETAINS INTEGRITY. The continuous operation as a Dairy Queen maintains the property's association with franchise commercial development, fast food industry expansion, and standardized corporate architecture that have characterized this section of Telegraph Road since the mid-1960s.

The building's continuous operation as a Dairy Queen since 1965 has established it as a recognized community institution that extends beyond its commercial function to encompass its role as a local landmark and symbol of franchise business continuity. This type of community recognition represents an important aspect of social significance that adds to the property's historical value within the district context.

The business's sixty-year presence along Telegraph Road demonstrates the persistence of successful franchise operations and the important role that standardized corporate businesses have played in providing community services and employment opportunities while maintaining recognizable commercial landmarks that contribute to local identity.

Based on this comprehensive analysis, I strongly recommend that 28918 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1965, placing it within the district's period of significance and representing important patterns of mid-1960s corporate franchise development that contributed to Flat Rock's commercial growth during this period.

The property's exceptional associations with the transformation of American food service, franchise business development, and the standardization of commercial architecture that represent significant themes in American commercial and social history during the 1960s.

The building's outstanding preservation of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and corporate identity despite sixty years of continuous operation and normal franchise maintenance.

The property's representation of important themes in American commercial development, including corporate franchise expansion, standardized architecture, and the development of automobile-oriented food service that directly support the district's significance and provide essential documentation of mid-1960s economic development patterns.

This property represents one of the most architecturally distinctive and historically significant examples of franchise commercial architecture within the proposed district, documenting the corporate franchise industry that became an important component of Telegraph Road's commercial development during the later period of significance. The building's contributing status acknowledges both its historical significance within American commercial development and its ongoing role as a community institution that maintains the franchise commercial traditions established during 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\_02\_0118\_000; citing records held by the City of Flat Rock.



**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	27541 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0021_315 Lot 21 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.103620	Long: -83.288430	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1939-1956 (in sections)
Architectural Style	Mid-Century Modern Commercial/Roadside Motel
Building Form	1-story linear motel building
Roof Form	Flat roof w. parapet
Roof Materials	Built up
Exterior Wall Materials	Painted concrete masonry units
Foundation Materials	Concrete slab
Window Materials	Aluminum-framed glass
Window Type	Double Hung
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Commerce, Transportation, Architecture			
Period(s) of Significance	1939-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Altered <input checked="" type="checkbox"/> Windows		Date(s): Various updates for continued motel operations over decades	
Historic Name	Hillcrest Motel			
Current/Common Name	Hillcrest Motel			
Historic/Original Owner	Nellie Spoehr / Christ & Helen Vlachos & Tom & Chressa Charkas			
Historic Building Use	Tourist accommodation/motel			
Current Building Use	Motel			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The Hillcrest Motel at 27541 Telegraph Road represents an exceptional example of mid-century roadside accommodation architecture constructed in section from 1939-1956 during the height of America's automobile tourism boom. This single-story linear motel building exemplifies the specialized commercial architecture that evolved to serve the growing number of automobile travelers along major highway corridors during the post-World War II period of economic expansion and increased leisure travel.

The building exhibits the characteristic features of 1950s motel design, featuring a straightforward linear configuration that maximizes the number of individual guest units while providing convenient automobile access and parking for each accommodation. The building's low-profile design and horizontal emphasis reflect the automobile-oriented planning principles that characterized successful roadside lodging during the mid-century period, when motels represented a modern alternative to traditional downtown hotels.

The structure is constructed of painted concrete masonry units (CMU) or stucco that provides durability, weather resistance, and low maintenance requirements essential to successful roadside commercial operations. The monochromatic exterior treatment creates a clean, modern appearance that was highly valued in mid-century commercial design and projects the image of cleanliness and efficiency that automobile travelers expected from quality roadside accommodations.

The building's fenestration consists of aluminum-framed windows arranged to provide natural light and views for individual guest units while maintaining the privacy and security considerations essential to successful motel operations. Each unit features individual exterior access, reflecting the automobile-oriented service model that distinguished motels from traditional hotels and provided the convenience that made roadside accommodations popular with American travelers during the 1950s and beyond.

The low-pitched gable roof configuration provides weather protection while maintaining the horizontal lines and modest scale that characterized successful mid-century motel design. The roof form avoids the elaborate details or historical references that characterized earlier commercial architecture, instead embracing the modern, functional aesthetic that appealed to contemporary travelers seeking efficient, comfortable accommodations.

The building's siting along Telegraph Road demonstrates careful consideration of automobile circulation patterns, visibility requirements, and customer convenience that characterized successful roadside commercial development during the 1950s. The motel's position provides easy access from the highway while maintaining appropriate setbacks and site organization for guest privacy and operational efficiency.

The property's continuous operation as the Hillcrest Motel for nearly seventy years demonstrates the enduring appeal of well-designed roadside accommodations and the ability of mid-century commercial buildings to adapt to changing travel patterns and customer expectations while maintaining their essential function and architectural character.

Current signage and site improvements reflect the ongoing investment in facility maintenance and customer service that has allowed the Hillcrest Motel to remain competitive in the lodging market while preserving its mid-century character and roadside commercial identity.

## History of the Resource

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

Lot 3 of Section 12 in the Plan of the City of Flat Rock fronts Telegraph Road (formerly Detroit Street) as a narrow, irregularly shaped wedge. The parcel was carved from a larger holding through a partial release from a blanket mortgage, its legal description tracing a series of angular metes and bounds running southwest along Detroit Street, then northwest and northeast before returning along the northerly line of Lot 3 — a configuration clearly shaped by the oblique angle at which Telegraph Road cuts through the original plat grid.<sup>1</sup> The release was designed to free this commercially valuable frontage parcel for separate conveyance or development along the village's main thoroughfare.

In September 1935, Nellie D. Spoehr conveyed part of adjacent Lots 237 and 235 to Christ J. and Helen Vlachos and Tom and Chreesa Charkas by Warranty Deed (Liber 4512, Page 536).<sup>2</sup> The sale to two Greek-American couples for a Telegraph Road frontage property reflects the growing ethnic diversity of Flat Rock's commercial community during the 1930s, as immigrant families increasingly entered the village's business life alongside the longer-established Anglo and German-descent families who had dominated local commerce since the nineteenth century.

<sup>1</sup>Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemij/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup>Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pg. 6-1-1973.

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 Hillcrest Motel at 27541 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criteria A and C. This property represents significant associations with the automobile tourism industry, mid-century commercial development, and roadside architecture that contributed to Flat Rock's economic development during the later period of significance.

### **Criterion A: Association with Historic Events and Patterns**

This property possesses exceptional significance under Criterion A for its association with the dramatic expansion of automobile tourism and the development of roadside commercial architecture that transformed American travel and hospitality industries during the post-World War II period. Constructed in sections from 1939 - 1956 during the peak of America's automobile culture expansion, the Hillcrest Motel represents the emergence of roadside accommodations as essential infrastructure supporting increased leisure travel and regional economic development.

The building's construction during the mid-1950s coincides with the period of sustained economic growth, increased automobile ownership, and expanded leisure travel that characterized American society during the post-war boom. The motel industry represented a significant innovation in American hospitality, providing automobile travelers with convenient, affordable accommodations that were specifically designed to serve the needs of highway travelers rather than traditional downtown business travelers.

The property's location along Telegraph Road (US Route 24) connects it to the broader development of the federal and state highway system that fundamentally altered American travel patterns and regional economic development during the mid-twentieth century. Motels along major routes served both leisure travelers and business travelers, creating economic connections between local communities and national tourism and commerce networks.

The Hillcrest Motel's continuous operation for nearly seventy years demonstrates the fundamental importance of roadside accommodations to highway corridor economic development and the ability of well-positioned commercial enterprises to serve changing travel patterns while maintaining their essential community economic function.

### **Transportation and Tourism Infrastructure**

The property represents important patterns in the development of automobile-oriented commercial infrastructure that became essential to American economic development during the mid-twentieth century. The motel industry's emergence reflected the increasing mobility of American society and the corresponding need for specialized commercial services designed to serve automobile travelers rather than railroad passengers or local residents.

The building's design and operational model illustrate the adaptation of commercial hospitality to automobile requirements including convenient parking, easy highway access, informal registration procedures, and the privacy and independence that automobile travelers preferred over traditional hotel services. This service model represented a significant innovation in American commercial hospitality that influenced travel patterns and regional development throughout the country.

The property's association with Telegraph Road's function as a major regional transportation route demonstrates the integration of local commercial development with national transportation networks that characterized successful highway corridor development during this period. The motel's position along this route provided service to both regional travelers and long-distance tourists, contributing to Flat Rock's participation in broader economic networks.

### **Mid-Century Commercial Development**

The Hillcrest Motel represents the type of modern, automobile-oriented commercial development that characterized successful business investment during the 1950s economic expansion. The motel's construction reflects the business confidence and economic optimism that led entrepreneurs to invest in new commercial facilities designed to serve growing markets and changing consumer preferences.

The property's design and construction illustrate important patterns in mid-century commercial architecture including the adoption of modern materials, functional design principles, and automobile-oriented site planning that distinguished contemporary commercial development from earlier building traditions. The motel's architecture reflects the influence of modernist design principles adapted to commercial requirements and customer expectations.

### **Criterion C: Architectural Significance**

Under Criterion C, the Hillcrest Motel represents a well-preserved example of mid-century roadside motel architecture that demonstrates the specialized design solutions developed to serve automobile tourism during the post-war period. The building exemplifies the functional, efficiency-focused design principles that characterized successful commercial hospitality architecture during the 1950s.

The building's linear configuration, individual unit access, automobile-oriented site planning, and modern materials usage represent the architectural innovation that distinguished motels from traditional hotels and created new building types specifically adapted to automobile travel requirements. The motel's design reflects the integration of architectural modernism with commercial hospitality functions that characterized the best roadside commercial architecture of this period.

The building's preservation of original design elements including its linear massing, fenestration patterns, and relationship to automobile circulation demonstrates exceptional integrity for a mid-century commercial building that has remained in continuous operation for nearly seventy years.

**Integrity Assessment - Seven Aspects Analysis**

**Location:** RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its essential relationship to the highway corridor that has supported motel operations for nearly seventy years.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its linear motel configuration, individual unit access, and automobile-oriented site organization. Updates represent expected maintenance and modernization rather than fundamental design alteration.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original CMU or stucco construction, aluminum window framing, and roof structure survive in good condition. Paint and surface treatments represent normal maintenance rather than material alteration.

**Workmanship:** RETAINS INTEGRITY. The building continues to display the straightforward construction techniques and functional design approach that characterized mid-century motel architecture.

**Setting:** RETAINS INTEGRITY. The property continues to function as a roadside motel along the Telegraph Road highway corridor, maintaining the transportation relationship and commercial context that have supported operations since 1956.

**Feeling:** RETAINS INTEGRITY. The building continues to convey the sense of mid-century roadside accommodation that has characterized the property for nearly seventy years. The ongoing motel operations maintain the commercial hospitality character and automobile-oriented associations that define the property's significance.

**Association:** RETAINS INTEGRITY. The continuous operation as the Hillcrest Motel maintains the property's association with automobile tourism, roadside commercial development, and highway corridor economic activity that have characterized Telegraph Road since the 1940s.

The Hillcrest Motel's continuous operation since 1939 has established it as a recognized landmark within Flat Rock's roadside commercial landscape and an important representative of the automobile tourism infrastructure that contributed to the community's economic development during the later period of significance. This type of commercial continuity represents an essential component of highway corridor heritage that adds to the district's significance.

The motel's survival and continued operation demonstrate the enduring viability of well-designed roadside commercial architecture and the important role that automobile-oriented businesses have played in maintaining economic activity along historic highway corridors even as travel patterns and lodging preferences have evolved over multiple decades.

Based on this comprehensive analysis, I strongly recommend that 27541 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1956, placing it within the district's period of significance and representing important patterns of mid-century commercial development and automobile tourism infrastructure that contributed to Flat Rock's economic development during this period.

The property's exceptional associations with automobile tourism, roadside commercial architecture, and highway corridor development that demonstrate the community's participation in broader patterns of American transportation and hospitality industry development during the post-war period.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and commercial associations despite nearly seventy years of continuous operation and normal commercial maintenance.

The property's representation of important themes in American commercial development, transportation history, and tourism infrastructure that directly support the district's significance and provide essential documentation of mid-century economic development patterns.

This property represents one of the most significant examples of roadside commercial architecture within the proposed district, documenting the automobile tourism industry that became an important component of Telegraph Road's economic development during the later period of significance. The building's contributing status acknowledges both its historical significance within American hospitality and transportation development and its ongoing role as a working commercial facility that maintains the roadside commercial traditions established during 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\_091\_01\_0021\_315; citing records held by the City of Flat Rock.

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

Street Address	27917 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0027_001 Lot 27 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.101590	Long: -83.289720	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1957
Architectural Style	Mid-Century Industrial Vernacular
Building Form	Single-story industrial building complex
Roof Form	Multiple gable and shed roof configurations
Roof Materials	Metal roofing
Exterior Wall Materials	Metal siding and concrete masonry units
Foundation Materials	Concrete
Window Materials	Steel-framed industrial windows
Window Type	Fixed industrial sash windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Multiple industrial storage and processing structures

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Industry, Transportation, Commerce			
Period(s) of Significance	1957-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): Various industrial modifications and expansions over decades
Historic Name	Flat Rock Bagging Company (Subsidiary Facility)			
Current/Common Name	Flat Rock Bagging Company			
Historic/Original Owner	Flat Rock Bagging Company			
Historic Building Use	Industrial manufacturing and storage			
Current Building Use	Industrial operations			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The industrial complex at 27917 Telegraph Road represents a significant component of the expanded Flat Rock Bagging Company operations, constructed in 1957 to support the growing industrial demands of the post-World War II economic expansion. While not readily visible from Telegraph Road due to its position within the larger industrial complex, this facility exemplifies the mid-century industrial architecture that characterized American manufacturing expansion during the 1950s.

The building complex exhibits the characteristic features of 1950s industrial construction, featuring multiple interconnected structures with varying roof configurations including gable and shed roof forms that accommodate different manufacturing and storage functions. The modular approach to industrial design reflects the flexibility requirements of modern manufacturing operations that needed to adapt to changing production demands, equipment installations, and workflow optimization.

The structures are constructed using mid-century industrial materials including metal siding and concrete masonry units that provide durability, weather resistance, and cost efficiency appropriate to industrial operations. The metal siding construction reflects the widespread adoption of prefabricated building systems during the 1950s that allowed for rapid construction and easy expansion of industrial facilities. The combination of materials demonstrates the practical design approach that characterized successful industrial enterprises during this period of economic growth.

The building complex's fenestration consists of steel-framed industrial windows that provide natural light for manufacturing operations while maintaining the durability and security required for industrial environments. The window configuration reflects the operational requirements of mid-century manufacturing that balanced natural lighting needs with climate control, security, and structural integrity considerations.

The facility's strategic position within the railroad-adjacent industrial complex demonstrates its essential role in the integrated manufacturing and logistics operations that characterized the expanded Flat Rock Bagging Company during the 1950s. This location provides direct access to rail transportation while maintaining operational connections to the original 1918 facilities, creating an efficient industrial campus that could handle increased production volumes and more complex manufacturing processes.

The building complex includes various specialized structures designed to accommodate different aspects of the bagging and packaging operations, including raw material storage, manufacturing areas, finished product warehousing, and equipment maintenance facilities. This functional specialization reflects the increasing sophistication of American manufacturing operations during the post-war period and the need for purpose-built facilities to support efficient production workflows.

The property's position adjacent to railroad infrastructure, while not visible from the main road, provides exceptional documentation of the transportation relationships that continued to be essential for industrial success during the mid-twentieth century. The facility's design and location demonstrate the ongoing importance of rail access for industrial operations even as truck transportation began to supplement railroad freight services during this period.

## History of the Resource

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

In 1939, Henry & Mae Diekman and family were living at 27917 Detroit.<sup>1</sup>

## Statement of Significance/Recommendation of Eligibility

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

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

The property at 27917 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criterion A. This property represents significant associations with the continued industrial development and expansion that characterized Flat Rock's economic growth during the later period of significance, particularly the post-World War II industrial expansion that preceded the conclusion of the district's period of significance in 1972.

**Criterion A: Association with Historic Events and Patterns**

This property possesses significance under Criterion A for its association with the post-World War II industrial expansion that represented the final major phase of industrial development within the district's period of significance. Constructed in 1957 as part of the expanded Flat Rock Bagging Company operations, the building represents important patterns in American industrial development including facility modernization, production capacity expansion, and the adaptation of manufacturing operations to serve growing post-war markets.

The building's construction during 1957 coincides with the period of sustained economic growth that characterized the American economy during the 1950s, when established industrial enterprises expanded their operations to serve increased consumer demand and new market opportunities. The Flat Rock Bagging Company's investment in additional facilities demonstrates the business confidence and economic expansion that characterized successful manufacturing enterprises during this period of national prosperity.

The property represents the evolution of the Flat Rock Bagging Company from its origins as an early twentieth-century specialized manufacturer to a mid-century industrial enterprise capable of serving expanded regional and national markets. This growth pattern reflects broader themes in American industrial development including business expansion, technological modernization, and the integration of older industrial enterprises into the growing post-war economy.

The building's association with the continued operation of railroad-dependent manufacturing demonstrates the persistence of transportation-oriented industrial development even as the American economy began to transition toward different transportation and distribution patterns during the later twentieth century. This continuity provides important documentation of the lasting importance of railroad infrastructure to established industrial enterprises.

**Industrial Expansion and Economic Development**

The property represents important patterns in American industrial expansion during the 1950s, when established manufacturing enterprises invested in facility improvements and capacity increases to serve growing markets and take advantage of favorable economic conditions. The Flat Rock Bagging Company's expansion reflects the type of business investment that characterized successful industrial communities during the post-war economic boom.

The building's construction as part of an integrated industrial complex demonstrates the increasing sophistication of American manufacturing operations during the mid-twentieth century, when successful enterprises developed specialized facilities for different aspects of production, storage, and distribution. This functional specialization represents important developments in industrial organization and workflow efficiency that characterized modern manufacturing practices.

The property's continued association with the railroad infrastructure that served multiple industrial enterprises illustrates the ongoing importance of transportation access to industrial success, even as American commerce began to shift toward highway-based distribution systems during the later twentieth century. This transportation relationship provides valuable documentation of the transition period in American logistics and distribution.

**Community Economic Continuity**

The building represents the type of industrial expansion and business investment that provided economic stability and employment opportunities for the Flat Rock community during the 1950s. The Flat Rock Bagging Company's growth contributed to local economic development while maintaining the industrial employment base that had characterized the community since the early twentieth century.

The property's construction during 1957 demonstrates the continued vitality of Flat Rock's industrial sector during the period when Henry Ford's Village Industries program was concluding and the community was transitioning toward the next phase of its economic development. This industrial continuity provided important economic stability during a period of significant change in the community's development patterns.

**Architectural and Industrial Heritage**

While the building complex does not possess exceptional architectural distinction, it represents the functional, efficiency-focused industrial architecture that characterized successful manufacturing operations during the 1950s. The building's design reflects the practical requirements of mid-century industrial operations including flexible manufacturing spaces, efficient material handling, and integration with transportation infrastructure.

The building's use of contemporary industrial materials including metal siding and concrete masonry units demonstrates the adoption of modern construction technologies that provided durability, cost efficiency, and construction speed appropriate to industrial expansion projects during the post-war period. These material choices reflect the availability of new building products and construction techniques that supported rapid industrial growth during the 1950s.

**Integrity Assessment - Seven Aspects Analysis**

**Location:** RETAINS INTEGRITY. The building complex remains in its original location within the railroad-adjacent industrial complex, maintaining the essential transportation relationships and industrial context that defined its historical significance and operational function.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its modular industrial configuration, multiple roof forms, and functional organization that supported specialized manufacturing operations. Modifications represent expected industrial adaptation rather than fundamental design alteration.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original metal siding and concrete masonry construction survive, representing the mid-century industrial materials and construction techniques that characterized the building's original design and function.

**Workmanship:** RETAINS INTEGRITY. The building continues to exhibit the straightforward construction techniques and practical design approach that characterized 1950s industrial construction.

**Setting:** RETAINS INTEGRITY. The property continues to function within its historic industrial context as part of the railroad-adjacent manufacturing complex, maintaining the transportation relationships and industrial landscape that have supported operations for over sixty years.

**Feeling:** RETAINS INTEGRITY. The building complex continues to convey the sense of working industrial establishment that has characterized the property since 1957. The ongoing industrial operations maintain the utilitarian character and operational associations that define the property's significance.

**Association:** RETAINS INTEGRITY. The continuous operation as part of the Flat Rock Bagging Company complex maintains the property's association with industrial expansion, manufacturing operations, and railroad transportation that have characterized this section of Flat Rock since the mid-twentieth century.

#### **Industrial Complex and Transportation Infrastructure**

The building's position within the larger Flat Rock Bagging Company complex provides exceptional documentation of how successful industrial enterprises expanded their operations during the post-war period while maintaining integration with existing facilities and transportation infrastructure. This industrial campus development represents important patterns in American manufacturing organization during the 1950s.

The property's continued association with railroad transportation, while not immediately visible from public roads, provides valuable documentation of the ongoing importance of rail access to industrial operations during the transition period when American commerce began to adopt highway-based distribution systems. This transportation relationship represents an essential component of the district's industrial heritage.

#### **SHPO Compliance Recommendation**

Based on this comprehensive analysis, I recommend that 27917 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1957, placing it within the district's period of significance and representing important patterns of post-war industrial expansion that characterized the final phase of the district's industrial development.

The property's significant associations with the continued operation and expansion of the Flat Rock Bagging Company, one of the community's most important industrial enterprises, and its representation of business investment and economic confidence during the 1950s economic expansion.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and industrial associations despite more than sixty years of continuous operation and normal industrial adaptations.

The property's representation of important themes in American industrial development, including facility modernization, capacity expansion, and the continued importance of railroad transportation to manufacturing operations during the mid-twentieth century.

This property, while not highly visible from public roads, represents an essential component of the district's industrial heritage and provides important documentation of the industrial expansion that characterized Flat Rock's economic development during the later period of significance. The building's contributing status acknowledges both its historical significance within the community's industrial development and its ongoing role as part of the working industrial landscape that maintains the manufacturing traditions established during 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\_091\_01\_0027\_001; citing records held by the City of Flat Rock.

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

Street Address		27949 Telegraph Road	
City/Township, State, Zip Code		Flat Rock, Michigan 48134	
County		Wayne County	
Assessor's Parcel #		58_091_01_0027_001 Lot 27 Assessor's Flat Rock Plat No.2 (May 1940)	
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.101590	Long: -83.289720
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1918
Architectural Style	Early 20th Century Industrial Vernacular
Building Form	Single-story frame industrial building
Roof Form	Gable roof
Roof Materials	Metal roofing (likely replacement)
Exterior Wall Materials	Wood frame with board and batten or clapboard siding
Foundation Materials	Concrete or stone
Window Materials	Wood-framed industrial windows
Window Type	Multi-pane industrial sash windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Industry, Transportation, Commerce			
Period(s) of Significance	1918-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>		Date(s): Various modifications for industrial operations over decades
Historic Name	Flat Rock Bagging Company			
Current/Common Name	Flat Rock Bagging Company			
Historic/Original Owner	Flat Rock Bagging Company			
Historic Building Use	Industrial manufacturing and freight storage			
Current Building Use	Industrial operations			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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Form date: 6/25/2019

## Narrative Architectural Description

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

The building at 27949 Telegraph Road represents a significant example of early twentieth-century industrial architecture constructed in 1918 as part of the Flat Rock Bagging Company complex. This single-story frame building exemplifies the functional industrial construction that characterized manufacturing and freight handling operations during the period when railroad transportation dominated American commerce and industry.

The structure exhibits the characteristic features of World War I-era industrial construction, featuring a straightforward gable roof configuration that maximizes interior volume for manufacturing and storage operations while providing the clear spans necessary for industrial machinery and freight handling equipment. The building's design reflects the practical, efficiency-focused approach that characterized successful industrial operations during the early twentieth century expansion of American manufacturing.

The building is constructed using wood frame techniques with board and batten or clapboard siding that represents the cost-effective construction methods available to industrial enterprises during the 1910s. This wood frame construction provided the flexibility and economy essential to industrial buildings that needed to accommodate changing machinery, production processes, and storage requirements over extended operational periods. The building's construction materials reflect the abundant timber resources available in Michigan during this period and the construction expertise developed through the state's lumber industry.

The building's fenestration consists of multi-pane wood-framed industrial windows that provide natural light for manufacturing operations while maintaining the durability required for industrial environments. The window configuration reflects the operational requirements of early twentieth-century manufacturing that depended on natural lighting for detailed work while providing ventilation for industrial processes and worker comfort.

The building's strategic location adjacent to railroad infrastructure demonstrates its essential role in the freight storage and movement operations that connected Flat Rock's industrial enterprises to regional and national transportation networks. This proximity to rail transportation reflects the fundamental importance of railroad access to successful industrial operations during the early twentieth century, when rail transport provided the most efficient method for moving raw materials and finished products across long distances.

The property includes various accessory structures and industrial improvements that document the evolution of the Flat Rock Bagging Company's operations over more than a century of continuous industrial use. These additions and modifications demonstrate the adaptive capacity of well-designed industrial buildings and the continuous investment in facility improvements that has characterized successful manufacturing enterprises throughout the district's period of significance.

The site retains important elements of its historic industrial landscape, including the relationship to railroad infrastructure, industrial circulation patterns, and the utilitarian site improvements necessary for freight handling and industrial operations. This preservation of working industrial context provides valuable documentation of the types of railroad-dependent manufacturing operations that formed the backbone of Flat Rock's industrial development during the early twentieth century.

## History of the Resource

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

In 1939, Merivn & Eunice Barnes and family were living at 27949 Detroit (Telegraph).<sup>1</sup>

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

## Statement of Significance/Recommendation of Eligibility

*Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under 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 27949 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criterion A. This property represents significant associations with industrial development, transportation infrastructure, and manufacturing operations that contributed fundamentally to Flat Rock's economic development during the early period of significance.

### **Criterion A: Association with Historic Events and Patterns**

This property possesses exceptional significance under Criterion A for its association with the industrial development patterns that transformed Flat Rock from agricultural settlement to diversified manufacturing center during the early twentieth century. Constructed in 1918, the building represents the expansion of industrial operations that preceded and paralleled Henry Ford's Village Industries program, demonstrating that Flat Rock's industrial development encompassed both large-scale corporate enterprises and smaller-scale specialized manufacturing operations.

The building's construction as part of the Flat Rock Bagging Company operations represents important patterns in American industrial development, including the specialization of manufacturing processes, the development of transportation-dependent industries, and the integration of local enterprises into regional and national economic networks through railroad connections. The bagging industry served essential functions in agricultural and industrial commerce by providing packaging solutions for bulk commodities including grain, feed, fertilizers, and manufactured products.

The property's direct association with railroad freight operations connects it to the transportation revolution that fundamentally altered American economic development during the late nineteenth and early twentieth centuries. The Detroit, Toledo and Ironton Railroad's extension to Flat Rock, which Henry Ford brought to support his Village Industries program, also served existing industrial enterprises like the Flat Rock Bagging Company, creating synergistic industrial development that strengthened the community's economic base.

The building's continuous industrial use for over a century demonstrates the long-term economic importance of railroad-dependent manufacturing operations and the ability of well-located industrial enterprises to adapt to changing market conditions while maintaining their essential community economic functions.

### **Industrial and Transportation Significance**

The property represents the crucial intersection of manufacturing and transportation infrastructure that characterized successful industrial development during the early twentieth century. The Flat Rock Bagging Company's operations required both manufacturing capabilities for producing packaging materials and freight handling facilities for receiving raw materials and shipping finished products, making railroad access essential to business success.

The building's role in freight storage and movement operations illustrates the complex logistics networks that supported American industrial expansion during this period. Bagging operations required coordination between raw material suppliers, manufacturing processes, inventory management, and distribution to customers across regional markets, all of which depended on efficient railroad transportation.

The property's association with the broader industrial complex that developed around railroad infrastructure demonstrates the multiplier effects of transportation investments on local economic development. The railroad's presence attracted multiple industrial enterprises that benefited from shared transportation access while creating employment opportunities and supporting community economic diversification.

### **Local Economic Development and Community Building**

The Flat Rock Bagging Company's operations provided essential employment opportunities and contributed to the economic stability that allowed Flat Rock to develop from agricultural settlement into an industrial community. The company's specialized manufacturing operations required skilled workers and supported local business development through purchases of materials, services, and supplies from local providers.

The building's construction in 1918 coincides with the period of economic expansion that preceded the establishment of Ford's Village Industries, demonstrating that Flat Rock possessed the industrial infrastructure and workforce capabilities that made it attractive to major corporate investment. This existing industrial base provided important support for the community's transition to automobile-related manufacturing while maintaining economic diversification.

The property's continuous operation for over a century represents the type of business stability and community commitment that has characterized successful industrial enterprises throughout Flat Rock's development. This longevity demonstrates both the fundamental importance of packaging industries to regional commerce and the advantages of railroad-accessible locations for industrial operations.

### **Architectural and Industrial Heritage**

While the building does not possess exceptional architectural distinction, it represents the honest, functional industrial architecture that characterized successful manufacturing operations during the early twentieth century. The building's wood

frame construction, industrial fenestration, and gable roof configuration reflect the practical construction approaches that balanced economy, functionality, and durability within the operational requirements of specialized manufacturing.

The building's design demonstrates the adaptation of traditional construction techniques to industrial requirements, reflecting the building expertise available in communities like Flat Rock during the early twentieth century. The use of local materials and construction methods illustrates the integration of industrial development with existing community resources and capabilities.

#### **Integrity Assessment - Seven Aspects Analysis**

**Location:** RETAINS INTEGRITY. The building remains in its original location adjacent to railroad infrastructure, maintaining the essential relationship to transportation facilities that defined its historical significance and operational function.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its industrial massing, gable roof configuration, and fenestration patterns that supported manufacturing and freight operations. Modifications represent expected industrial adaptation rather than fundamental design alteration.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original wood frame construction and siding materials survive, though roofing may have been replaced with compatible materials. The building continues to display the construction techniques and materials characteristic of early twentieth-century industrial architecture.

**Workmanship:** RETAINS INTEGRITY. The building continues to exhibit the straightforward construction techniques and practical design approach that characterized early twentieth-century industrial construction.

**Setting:** RETAINS INTEGRITY. The property continues to function within its historic industrial context adjacent to railroad infrastructure, maintaining the transportation relationships and industrial landscape that have supported operations for over a century.

**Feeling:** RETAINS INTEGRITY. The building and site continue to convey the sense of working industrial establishment that has characterized the property since 1918. The ongoing industrial operations maintain the utilitarian character and operational associations that define the property's significance.

**Association:** RETAINS INTEGRITY. The continuous operation as part of the Flat Rock Bagging Company complex maintains the property's association with industrial development, railroad transportation, and manufacturing operations that have characterized this section of Flat Rock since the early twentieth century.

#### **Railroad Infrastructure and Transportation Heritage**

The building's location adjacent to railroad infrastructure provides exceptional documentation of the transportation networks that supported Flat Rock's industrial development. This relationship to rail transportation represents one of the most important factors in the community's economic development and illustrates the fundamental importance of transportation access to successful industrial operations during the early twentieth century.

The property's association with freight storage and movement operations provides valuable documentation of the logistics systems that connected local manufacturing enterprises to regional and national markets. This freight handling capacity represents an essential component of industrial infrastructure that supported economic development throughout southeastern Michigan.

#### **SHPO Compliance Recommendation**

Based on this comprehensive analysis, I strongly recommend that 27949 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1918, placing it within the district's period of significance and representing important patterns of early twentieth-century industrial development that preceded and supported later corporate investment in the community.

The property's exceptional associations with railroad transportation, freight operations, and specialized manufacturing that demonstrate the economic infrastructure necessary for Flat Rock's transformation from agricultural settlement to industrial community.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and industrial associations despite more than a century of continuous operation and normal industrial adaptations.

The property's representation of important themes in American industrial development, transportation history, and local economic development that directly support the district's significance and provide essential context for understanding the community's industrial heritage.

This property represents one of the most important industrial buildings within the proposed district, documenting the railroad-dependent manufacturing operations that provided the economic foundation for Flat Rock's subsequent development. The building's contributing status acknowledges both its historical significance within American industrial development and its ongoing role as a working industrial facility that maintains the manufacturing traditions established during 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\_091\_01\_0027\_001; citing records held by the  
City of Flat Rock.

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

Street Address	28121 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0028_002 Lot 28-30 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.101950	Long: -83.289963	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	1970
Architectural Style	Late Modern Commercial, Automotive Sales Vernacular
Building Form	Single-story rectangular office building
Roof Form	Front-facing gable with side extensions
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer and wood or metal siding
Foundation Materials	Concrete
Window Materials	Aluminum-framed glass
Window Type	Fixed and sliding windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Various automotive display and storage structures

**Eligibility**

Individually Eligible	Criterion A <input checked="" type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Commerce, Transportation			
Period(s) of Significance	1970-1972 (under 50-year rule consideration)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): Various additions and modifications for automotive sales operations over decades
Historic Name	Unknown (original dealer name)			
Current/Common Name	Murrays Used Car			
Historic/Original Owner	Unknown			
Historic Building Use	Automotive sales			
Current Building Use	Used car sales			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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### **Narrative Architectural Description**

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

The building complex at 28121 Telegraph Road represents a well-preserved example of early 1970s automotive sales architecture that has served the Flat Rock community as a used car dealership for more than five decades. Constructed in 1970 during the final years of the district's period of significance, this single-story commercial building exemplifies the specialized commercial architecture that evolved to serve the automotive retail industry during the mature phase of America's automobile-dependent economy.

The primary building exhibits the characteristic features of early 1970s automotive sales construction, featuring a rectangular office building with front-facing gable roof configuration that creates visual prominence along the Telegraph Road corridor while housing the customer service, financing, and administrative functions essential to automotive retail operations. The building's design reflects the business model of used car dealerships that combined modest office facilities with extensive outdoor display areas for vehicle inventory.

The structure combines brick veneer construction with wood or metal siding accents that provide both durability and visual appeal appropriate for a business requiring long-term customer relationships and community credibility. The mixed-material approach reflects the cost-conscious construction methods available to small business owners during the early 1970s while creating architectural interest and professional appearance essential to successful automotive retail operations.

The building's fenestration includes aluminum-framed windows in various configurations that provide natural light to office spaces while allowing visual supervision of the outdoor vehicle display areas. The window arrangement reflects the operational requirements of automotive sales that depend on customer observation of inventory and the security considerations essential to businesses dealing with high-value merchandise.

The property includes various accessory structures and site improvements that have been added over decades of continuous operation to accommodate the evolving needs of the automotive sales business. These additions demonstrate the adaptive capacity of well-designed commercial properties and the continuous investment in facility improvements that has characterized successful local businesses throughout the community's development.

The site retains the commercial character appropriate to automotive sales operations, including extensive paved areas for vehicle display and customer parking, outdoor lighting systems for security and visibility, and the signage and site improvements necessary for highway-oriented retail operations. The retention of this working commercial landscape provides important documentation of the types of automobile-related businesses that have served Telegraph Road's transportation corridor for over fifty years.

The property's continuous operation as a used car dealership represents an important example of the automotive retail businesses that became essential components of American commercial districts during the mature automobile era. The business model of used car sales, combining affordability with transportation access, served particularly important community functions during periods of economic constraint and provided automobile ownership opportunities for residents across various economic levels.

### **History of the Resource**

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

## Statement of Significance/Recommendation of Eligibility

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

The property at 28121 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under the National Register's 50-year rule provision. Constructed in 1970, this building has achieved the fifty-year age threshold (as of 2020) that allows for National Register consideration, and it demonstrates sufficient historical significance and integrity to warrant contributing status within the district context.

### **Criterion A: Historical Significance Under 50-Year Rule**

This property possesses significance under Criterion A for its association with the mature phase of America's automobile-dependent economy and its representation of the specialized retail businesses that supported automobile ownership and transportation accessibility during the early 1970s. The building's construction in 1970 and continuous operation as a used car dealership represents important patterns in automotive retail development and community transportation infrastructure.

The property represents the evolution of automotive retail from the early automobile era, when car dealerships primarily sold new vehicles to affluent customers, to the mature automobile period when used car sales became essential to making automobile ownership accessible across broader economic demographics. This democratization of automobile ownership represented a significant social and economic development that shaped American community life during the mid-twentieth century.

The building's construction during 1970 coincides with the final phase of the district's period of significance, representing the culmination of automobile-oriented commercial development that began with Henry Ford's Village Industries program and evolved through multiple generations of automotive retail and service businesses. The property thus provides important documentation of the complete evolution of Flat Rock's automobile-related commercial development.

The continuous operation as a used car dealership for over fifty years demonstrates the fundamental importance of automotive retail businesses to community economic development and transportation accessibility. This business continuity represents the type of commercial stability that has characterized successful enterprises along Telegraph Road throughout the district's period of significance.

### **Transportation and Economic Accessibility Significance**

The property's function as a used car dealership represents important themes in American transportation history and economic accessibility that extend beyond simple commercial development. Used car sales became particularly significant during the post-World War II period as automobile ownership expanded beyond affluent demographics to include working-class families and individuals seeking economic mobility through improved transportation access.

The business model of used car sales, providing affordable automobile ownership opportunities, served essential community functions by enabling broader participation in automobile-dependent economic and social activities. This accessibility function became particularly important in communities like Flat Rock, where employment at Ford's Village Industries and other manufacturing facilities required reliable transportation that was often unavailable through public transit systems.

The property's location along Telegraph Road positioned it to serve both local residents seeking affordable transportation and regional customers attracted by highway accessibility and competitive pricing. This dual market approach reflects the business strategies that allowed locally-owned automotive retailers to achieve economic sustainability while serving essential community transportation needs.

### **Commercial Development and Business Continuity**

The building's continuous operation as an automotive sales facility for over fifty years demonstrates important patterns of commercial persistence and business adaptation that have characterized successful Telegraph Road enterprises throughout multiple economic cycles and changing market conditions. This longevity represents the type of business stability that contributes to community economic resilience and commercial district continuity.

The property's evolution and adaptation over five decades provides documentation of changing automotive retail practices, financing methods, inventory management strategies, and customer service approaches that reflect broader transformations in American automotive commerce during the late twentieth and early twenty-first centuries.

### **Architectural Significance and Period Representation**

While the building does not possess exceptional architectural distinction, it represents the honest, functional commercial architecture that characterized automotive retail establishments during the early 1970s. The building's design reflects the practical requirements of automotive sales operations including customer service areas, financing offices, parts storage, and the relationship between indoor office functions and outdoor vehicle display areas.

The building's mixed-material construction, combining brick veneer with siding accents, represents the design approach that balanced durability, cost efficiency, and visual appeal within the economic constraints typical of small automotive retail businesses during this period. This construction approach demonstrates the adaptation of contemporary building technologies to local business requirements and market conditions.

### **Integrity Assessment - Seven Aspects Analysis**

**Location:** RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the transportation corridor that has supported automotive sales operations for over fifty years.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its office building configuration, relationship to vehicle display areas, and integration with site improvements that support automotive retail operations. Various additions represent expected business adaptation rather than fundamental design alteration.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original brick and siding construction, aluminum window framing, and roofing materials survive in good condition. Updates and modifications represent normal commercial maintenance and business improvement rather than material alteration.

**Workmanship:** RETAINS INTEGRITY. The building continues to display the straightforward commercial construction techniques that characterized early 1970s automotive retail architecture.

**Setting:** RETAINS INTEGRITY. The property continues to function as an automotive sales facility within the Telegraph Road commercial corridor, maintaining the commercial landscape and operational character that has supported the business since 1970.

**Feeling:** RETAINS INTEGRITY. The building and site continue to convey the sense of automotive retail establishment that has characterized the property for over fifty years. The ongoing used car sales operations maintain the commercial character and community associations that define the property's significance.

**Association:** RETAINS INTEGRITY. The continuous operation as a used car dealership maintains the property's association with automotive retail traditions, transportation accessibility, and Telegraph Road's commercial development that have characterized this section of the corridor since 1970.

#### **Community Service and Local Business Significance**

The business's continuous operation as a used car dealership since 1970 has established it as a recognized component of Flat Rock's automotive retail infrastructure that extends beyond simple commercial function to encompass its role in providing transportation accessibility and supporting community economic mobility. This type of community service represents an important aspect of local significance that adds to the property's historical value.

The business's long-term presence along Telegraph Road demonstrates the persistence of locally-owned automotive retail establishments that have maintained personal customer relationships and community connections while adapting to changing market conditions and automotive technologies over multiple decades.

#### **SHPO Compliance Recommendation**

Based on this comprehensive analysis, I recommend that 28121 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District under the National Register's 50-year rule provision. This recommendation is supported by:

The building's achievement of fifty-year age threshold as of 2020, making it eligible for National Register consideration under standard chronological criteria. The building's historical significance as a representative example of early 1970s automotive retail development and its role in documenting the complete evolution of automobile-related commercial businesses within the district.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations despite normal business adaptations and improvements over fifty years of operation.

The property's representation of important themes in American automotive retail history, transportation accessibility, and the democratization of automobile ownership that characterized the mature automobile era during the early 1970s.

The building's demonstration of commercial continuity and community service that has maintained essential automotive retail functions while preserving the locally-owned business traditions that contribute to Telegraph Road's commercial character and community significance.

This property demonstrates how the 50-year rule can be appropriately applied to recognize buildings that represent significant patterns in American automotive commerce while serving continuing community transportation and economic functions. The building's contributing status acknowledges both its historical significance within automotive retail development and its ongoing role in maintaining the commercial and transportation accessibility functions that characterize the district's significance.

### **References**

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_091\_01\_0028\_002; citing records held by the City of Flat Rock.

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

Street Address	28299 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_091_01_0032_301 Lot 32 Assessor's Flat Rock Plat No.2 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.100400	Long: -83.29040	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1957
Architectural Style	Mid-Century Industrial/Automotive Service Vernacular
Building Form	Single-story rectangular industrial building
Roof Form	Front-facing gable with side extensions
Roof Materials	Metal roofing
Exterior Wall Materials	Concrete masonry units (CMU) painted
Foundation Materials	Concrete
Window Materials	Steel-framed industrial windows
Window Type	Fixed industrial sash and overhead doors
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Various automotive service structures and storage buildings

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>			
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/>	f. <input type="checkbox"/>	g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District			
Not Eligible <input type="checkbox"/>							
Area(s) of Significance	Commerce, Industry, Transportation						
Period(s) of Significance	1957-1972						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>	
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): Various additions and modifications for automotive service operations over decades			
Historic Name	Adolphs Towing						
Current/Common Name	Adolphs Towing						
Historic/Original Owner	Adolph Family						
Historic Building Use	Automotive towing and repair service						
Current Building Use	Automotive towing and repair service						

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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**Narrative Architectural Description**

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

The building complex at 28299 Telegraph Road represents a well-preserved example of mid-century automotive service architecture that has served the Flat Rock community as Adolphs Towing since the 1950s. Constructed in 1957 during the height of America's automobile-dependent development, this single-story industrial building exemplifies the specialized commercial architecture that evolved to serve the automotive repair, towing, and service industries that became essential components of twentieth-century community infrastructure.

The primary building exhibits the characteristic features of 1950s automotive service construction, featuring a rectangular plan with front-facing gable roof configuration that maximizes interior ceiling height for vehicle service operations while providing the clear spans necessary for automotive work. The building's straightforward industrial design reflects the practical, function-driven approach that characterized successful automotive service establishments during the post-World War II economic expansion.

The structure is constructed of concrete masonry units (CMU) that provide the durability and fire resistance essential to automotive service operations involving potentially hazardous materials and equipment. The CMU construction, now painted for weather protection and visual appeal, represents the cost-effective building techniques available to small business owners during the 1950s while providing the structural strength necessary for heavy automotive equipment and vehicle storage. This material choice demonstrates the adaptation of industrial construction methods to the scale and requirements of locally-owned service businesses.

The building's fenestration includes steel-framed industrial windows that provide natural light to work areas while maintaining the security and durability required for automotive service operations. Large overhead doors accommodate the movement of vehicles and towing equipment, reflecting the operational requirements that shaped the building's design and continue to influence its function nearly seventy years after construction.

The roof structure employs a front-facing gable configuration with metal roofing that provides weather protection while creating the interior volume necessary for automotive service operations. The gable design allows for natural lighting and ventilation while presenting a substantial industrial profile appropriate to the building's Telegraph Road location and automotive service function.

The property includes various accessory structures and site improvements that have been added over decades of continuous operation to accommodate the evolving needs of the towing and automotive repair business. These additions demonstrate the adaptive capacity of well-designed industrial buildings and the continuous investment in facility improvements that has characterized successful local businesses throughout the district's period of significance.

The site retains the industrial character appropriate to automotive service operations, including paved areas for vehicle storage and maneuvering, equipment storage facilities, and the utilitarian site improvements necessary for towing and repair services. The retention of this working industrial landscape provides important documentation of the types of specialized commercial operations that have served Flat Rock's transportation needs for nearly seven decades.

**History of the Resource**

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

**Statement of Significance/Recommendation of Eligibility**

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

The property at 28299 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under National Register Criterion A. This property represents significant associations with the automotive

service industry, local business development, and transportation infrastructure that contributed to Flat Rock's evolution during the later period of significance (1922-1972).

#### **Criterion A: Association with Historic Events and Patterns**

This property possesses exceptional significance under Criterion A for its association with the dramatic expansion of automobile-dependent development and the specialized service industries that supported America's transition to automobile-based transportation and commerce during the mid-twentieth century. Constructed in 1957 and operating as Adolphs Towing since the 1950s, this facility represents the emergence of specialized automotive service businesses that became essential community infrastructure during the post-World War II period.

The building's construction during the late 1950s coincides with the peak period of American automobile ownership expansion and the corresponding development of supporting service industries including towing, repair, and emergency roadside assistance. Adolphs Towing represents the type of locally-owned, family-operated business that provided essential services to automobile-dependent communities while maintaining the personal relationships and community connections that characterized small-town commerce during this period.

The business's continuous operation for nearly seventy years demonstrates the fundamental importance of automotive service industries to community economic development and the ability of well-established local businesses to adapt to changing automotive technologies and service requirements while maintaining their essential community function. This longevity represents the type of business continuity that has characterized successful commercial enterprises throughout Flat Rock's development.

The property's association with the towing and automotive repair industry connects it to broader patterns of transportation infrastructure development that were essential to Flat Rock's growth during the Henry Ford era and the subsequent expansion of automobile-dependent suburban development. Towing services became particularly important along major transportation routes like Telegraph Road, where they provided essential support for both local residents and long-distance travelers.

#### **Local Business and Community Significance**

The continuous operation of Adolphs Towing since the 1950s demonstrates the important role that locally-owned service businesses have played in maintaining community economic stability and providing essential services that support daily life in automobile-dependent communities. The business represents the type of family-owned enterprise that formed the backbone of local commerce during Flat Rock's historic development periods.

The business's specialization in towing and automotive repair reflects the increasing complexity of automobile technology and the corresponding need for specialized service providers who could maintain and repair the vehicles that became essential to community life during the mid-twentieth century. This specialization represents important patterns in the evolution of American business and the development of service industries that supported the automobile-dependent lifestyle.

The property's location along Telegraph Road positioned it to serve both the local Flat Rock community and the broader regional transportation network, reflecting the business model that allowed locally-owned service providers to achieve economic sustainability while maintaining community connections. This dual service role demonstrates the integration of local businesses into regional economic networks during the district's period of significance.

#### **Architectural and Industrial Significance**

While the building does not possess exceptional architectural distinction, it represents the honest, functional industrial architecture that characterized successful automotive service establishments during the 1950s. The building's design reflects the practical requirements of automotive service operations including vehicle access, equipment storage, work space organization, and material handling that shaped specialized commercial architecture during this period.

The building's CMU construction, industrial fenestration, and gable roof configuration represent the adaptation of industrial building technologies to the scale and requirements of locally-owned service businesses. This design approach demonstrates

how national construction techniques and materials were implemented to serve local business needs and community requirements during the mid-twentieth century.

### **Integrity Assessment - Seven Aspects Analysis**

**Location:** RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the transportation corridor that has supported its towing and automotive service operations for nearly seventy years.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its rectangular industrial massing, gable roof configuration, and arrangement of doors and windows that support automotive service operations. Various additions and modifications represent expected business adaptation rather than fundamental design alteration.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original CMU construction, steel window framing, and metal roofing survive in good condition. Paint and other surface treatments represent normal maintenance rather than material alteration.

**Workmanship:** RETAINS INTEGRITY. The building continues to display the straightforward industrial construction techniques that characterized mid-century automotive service architecture.

**Setting:** RETAINS INTEGRITY. The property continues to function as an automotive service facility within the Telegraph Road transportation corridor, maintaining the industrial landscape and operational character that has supported the business since the 1950s.

**Feeling:** RETAINS INTEGRITY. The building and site continue to convey the sense of working automotive service establishment that has characterized the property for nearly seventy years. The ongoing towing and repair operations maintain the industrial character and community associations that define the property's significance.

**Association:** RETAINS INTEGRITY. The continuous operation as Adolphs Towing maintains the property's association with local business traditions, automotive service industries, and community transportation infrastructure that have characterized Telegraph Road's commercial development since the 1950s.

### **Community Institution and Local Landmark Status**

The business's operation as Adolphs Towing since the 1950s has established it as a recognized community institution that extends beyond its economic function to encompass its role as a local landmark and symbol of business continuity. This type of community recognition represents an important aspect of local significance that adds to the property's historical value within the district context.

The business's long-term service to the community demonstrates the stability and community support that has allowed locally-owned businesses to persist through multiple generations and changing economic conditions. This persistence represents the maintenance of local business traditions that contribute to community identity and economic resilience.

### **SHPO Compliance Recommendation**

Based on this comprehensive analysis, I strongly recommend that 28299 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District. This recommendation is supported by:

The building's construction in 1957, placing it well within the district's period of significance and representing important patterns of mid-century commercial and industrial development. The property's continuous operation as Adolphs Towing since the 1950s, demonstrating nearly seventy years of community service and business continuity that establishes it as a local institution.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations despite normal business adaptations and improvements over nearly seven decades.

The property's representation of important themes in American automotive history, local business development, and transportation infrastructure that directly support the district's significance and periods of development.

This property demonstrates how locally-owned service businesses have contributed to community economic stability and transportation infrastructure while maintaining the personal relationships and community connections that characterize successful small-town commerce. The building's contributing status acknowledges both its historical significance within automotive industry development and its ongoing role as a community institution that maintains local business traditions established during 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\_091\_01\_0032\_301; citing records held by the City of Flat Rock.

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

Street Address	28325 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_05_0007_002 Lot 28 Moses Sub (Sept. 1922)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.099560	Long: -83.291010	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1970
Architectural Style	Late Modern Commercial/Strip Commercial
Building Form	Single-story rectangular with flat roof
Roof Form	Flat roof with parapet
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Tan/brown brick veneer
Foundation Materials	Concrete
Window Materials	Aluminum-framed glass
Window Type	Large fixed plate glass storefront windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Commerce, Social History			
Period(s) of Significance	1970-1972 (under 50-year rule consideration)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Date(s):	
Historic Name	Kinney Shoe Store			
Current/Common Name	Pet Needs/Kinney (retains historical name reference)			
Historic/Original Owner	Kinney Shoe Corporation (franchisee unknown)			
Historic Building Use	Retail shoe store			
Current Building Use	Pet supply store			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

### **Narrative Architectural Description**

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

The building at 28325 Telegraph Road represents a well-preserved example of early 1970s strip commercial architecture that demonstrates both the standardization of retail design during this period and the adaptive capacity of locally-serving commercial buildings. Constructed in 1970 as a Kinney Shoe Store and subsequently adapted for pet supply retail while retaining reference to its original identity, this single-story structure exemplifies the neighborhood-serving commercial establishments that formed an essential component of Flat Rock's commercial infrastructure during the final years of the district's period of significance.

The building exhibits the characteristic features of early 1970s small-scale retail construction, featuring a straightforward rectangular plan with flat roof configuration that optimized interior retail space while minimizing construction costs. The structure's clean geometric form reflects the standardized design approach that characterized both corporate retail chains and local commercial development during this period, where functional efficiency and economic viability guided architectural decisions within the established commercial corridor.

The exterior walls are constructed of tan or brown brick veneer that provides durability and visual permanence appropriate for commercial buildings requiring long-term economic viability along major transportation routes. The brick construction demonstrates the continued preference for masonry materials in Flat Rock's commercial architecture, maintaining visual continuity with earlier commercial buildings while employing contemporary construction techniques. The monochromatic brick treatment creates a unified architectural appearance that has proven adaptable to changing signage and business identity requirements over more than five decades.

The building's fenestration consists of large aluminum-framed plate glass windows that maximize product visibility and create visual transparency between interior retail spaces and the Telegraph Road streetscape. This extensive glazing strategy reflects the operational requirements of retail establishments that depend on visual merchandising and customer accessibility. The storefront configuration follows established patterns of successful roadside commercial design while maintaining the intimate scale appropriate to neighborhood-serving businesses rather than large-format retail operations. The flat roof structure with parapet walls represents standard early 1970s commercial construction techniques while providing clean horizontal lines that emphasize the building's integration with contemporary commercial development patterns. The parapet design conceals rooftop mechanical equipment while creating finished building edges that maintain the professional appearance essential to successful retail operations along the Telegraph Road corridor.

Current signage identifying the business as "Pet Needs" while retaining "Kinney" demonstrates both the building's adaptive reuse capacity and the recognition of its historical commercial identity within the community. This dual identification reflects the building's role in maintaining commercial continuity along Telegraph Road while adapting to changing market conditions and community needs over multiple decades.

The building's successful transition from shoe retail to pet supply demonstrates the flexibility inherent in well-designed small-scale commercial architecture and the ability of neighborhood-serving businesses to evolve with changing demographics and consumer preferences while maintaining their essential community function.

### **History of the Resource**

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

## **Statement of Significance/Recommendation of Eligibility**

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

### **50-Year Rule Analysis and Contributing Status Recommendation**

The property at 28325 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under the National Register's 50-year rule provision. Constructed in 1970, this building has achieved the fifty-year age threshold (as of 2020) that allows for National Register consideration, and it demonstrates sufficient historical significance and integrity to warrant contributing status within the district context.

#### **Criterion A: Historical Significance Under 50-Year Rule**

This property possesses significance under Criterion A for its association with the standardization of American retail architecture during the early 1970s and its representation of the corporate chain store expansion that characterized commercial development during the final phase of the district's period of significance. The building's original construction as a Kinney Shoe Store connects it to important patterns of corporate retail expansion and the transformation of American commercial landscapes during this period.

The Kinney Shoe Corporation represented one of the major retail chains that brought standardized store design and national merchandising strategies to communities like Flat Rock during the 1960s and early 1970s. The company's expansion into smaller communities reflected broader economic patterns including suburban growth, automobile-dependent shopping patterns, and the integration of local commercial districts into national retail networks. This building represents Flat Rock's participation in these significant national commercial trends.

The building's subsequent adaptive reuse for pet supply retail while maintaining reference to its original Kinney identity demonstrates important patterns of commercial adaptation and community business continuity that have characterized Telegraph Road's commercial district. This evolution reflects the ability of well-designed commercial buildings to serve changing community needs while maintaining their essential function as neighborhood-serving retail establishments.

The property's construction in 1970 also represents the penultimate phase of commercial development within the district's period of significance, providing important documentation of the commercial building types and design standards that characterized Flat Rock's development immediately prior to the transition to contemporary suburban commercial patterns.

#### **Commercial and Social History Significance**

The building's history encompasses significant themes in American retail and social history, including the expansion of corporate chain stores, the standardization of commercial architecture, and the evolution of neighborhood shopping patterns. Kinney Shoes represented one of the major retail chains that transformed American shoe retailing from local, family-owned businesses to corporate-owned, standardized operations during the mid-twentieth century.

The building's role in providing essential retail services to the Flat Rock community over more than five decades demonstrates the important function of neighborhood-serving commercial establishments in maintaining community cohesion and local economic activity. The successful transition from shoe store to pet supply reflects changing demographics and lifestyle patterns while maintaining the building's community-serving function.

The retention of the "Kinney" name in current business identification demonstrates community recognition of the building's historical commercial identity and the lasting impact of significant local businesses on community memory and identity.

#### **Architectural Significance and Period Representation**

While the building does not possess exceptional architectural distinction, it represents the honest, functional commercial architecture that characterized corporate retail development during the early 1970s. The building's design reflects the standardized approach to retail construction that balanced corporate identity requirements with local construction capabilities and economic constraints.

The building's brick construction, aluminum storefront systems, and flat roof design represent the adaptation of contemporary commercial building technologies to the scale and requirements of neighborhood retail operations. This

design approach demonstrates how national architectural trends and corporate design standards were implemented at the community level during this period.

### **Integrity Assessment - Seven Aspects Analysis**

**Location:** RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the historic commercial corridor and community context.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its rectangular massing, flat roof configuration, storefront fenestration pattern, and relationship to the street. Interior modifications for different retail uses represent expected adaptation rather than fundamental design alteration.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original brick veneer construction, aluminum window framing, and structural elements survive in good condition. Signage updates represent normal commercial maintenance and adaptation rather than material alteration.

**Workmanship:** RETAINS INTEGRITY. The building continues to display the straightforward construction techniques and standardized design approach that characterized early 1970s small-scale commercial construction.

**Setting:** RETAINS INTEGRITY. The building continues to occupy its position within the Telegraph Road commercial corridor and maintains its relationship to the community commercial context that has supported retail operations for over fifty years.

**Feeling:** RETAINS INTEGRITY. The building continues to convey the sense of neighborhood-serving retail establishment that has characterized its function since 1970. Its ongoing commercial operation maintains the community associations that have made it locally significant.

**Association:** RETAINS INTEGRITY. The building's continuous operation as a retail establishment maintains its association with community commercial traditions and neighborhood-serving business patterns. The retention of historical name references preserves associations with its original corporate retail identity.

### **Adaptive Reuse and Commercial Continuity**

The building's successful transition from shoe store to pet supply demonstrates important principles of commercial building adaptability and community business evolution. This adaptive reuse represents the type of commercial continuity that has allowed Telegraph Road to maintain its function as a community commercial district while adapting to changing market conditions and consumer preferences.

The retention of the "Kinney" name in current business identification represents an unusual example of historical commercial identity preservation that demonstrates community appreciation for local business history and the lasting impact of significant retail establishments on community memory.

### **SHPO Compliance Recommendation**

Based on this comprehensive analysis, I recommend that 28325 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District under the National Register's 50-year rule provision. This recommendation is supported by:

The building's achievement of fifty-year age threshold as of 2020, making it eligible for National Register consideration under standard chronological criteria. The building's historical significance as a representative example of early 1970s corporate retail expansion and its role in documenting the transformation of American commercial landscapes during this period.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations despite adaptive reuse for different retail purposes.

The building's representation of important patterns in American retail history, including corporate chain store expansion, standardized commercial architecture, and the integration of local communities into national retail networks during the early 1970s.

The building's demonstration of successful commercial adaptation and community continuity that has maintained neighborhood-serving retail functions while preserving recognition of historical commercial identity.

This property demonstrates how the 50-year rule can be appropriately applied to recognize buildings that represent significant patterns in American commercial development while serving as continuing community institutions. The building's contributing status acknowledges both its historical significance within national retail development patterns and its ongoing role in maintaining the commercial and community functions that characterize the district's significance.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_05\_0007\_002; citing records held by the City of Flat Rock.

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

Street Address	28345 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0007_001 Lot 34 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.099470	Long: -83.291360			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1972
Architectural Style	Late Modern Commercial/Roadside Architecture
Building Form	Single-story rectangular with flat roof
Roof Form	Flat roof with parapet
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Painted concrete masonry units (CMU) and aluminum panels
Foundation Materials	Concrete slab
Window Materials	Aluminum-framed glass
Window Type	Large fixed plate glass storefront windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Commerce, Social History			
Period(s) of Significance	1972 (under 50-year rule consideration)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>		Date(s): Various updates to signage and interior, but exterior largely intact
Historic Name	Tasty Boy			
Current/Common Name	Tasty Donut			
Historic/Original Owner	Unknown			
Historic Building Use	Restaurant/donut shop			
Current Building Use	Donut shop			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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### **Narrative Architectural Description**

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

The building at 28345 Telegraph Road represents a well-preserved example of early 1970s roadside commercial architecture constructed during the final year of the proposed district's period of significance. Built in 1972 as "Tasty Boy" and continuing operation as "Tasty Donut," this single-story structure exemplifies the locally-owned small business establishments that formed the backbone of Flat Rock's commercial community during the transition from Henry Ford's Village Industries era to contemporary suburban development.

The building exhibits the characteristic features of early 1970s small-scale commercial construction, featuring a straightforward rectangular plan with a flat roof configuration that maximizes interior space while minimizing construction costs. The structure's simple geometric form reflects the practical design approach typical of locally-owned businesses during this period, where functional efficiency and economic viability took precedence over architectural elaboration.

The exterior walls are constructed of painted concrete masonry units (CMU) with aluminum panel accents that create visual interest while representing cost-effective construction methods available to small business owners in the early 1970s. The CMU construction provides the durability and low maintenance essential to successful roadside commercial operations, while the aluminum panels allowed for color variation and contemporary visual appeal. The current paint scheme maintains the building's clean, inviting appearance that has made it a community landmark for over five decades.

The building's fenestration consists of large aluminum-framed plate glass windows that maximize visual connection between the interior bakery operations and passing customers. This extensive glazing strategy serves both marketing and community functions, allowing customers to observe food preparation while creating the visual transparency that has made local bakeries important social gathering places. The storefront configuration follows the established patterns of successful roadside commercial design while maintaining the intimate scale appropriate to neighborhood-serving businesses.

The flat roof structure with parapet walls represents standard early 1970s commercial construction techniques while providing clean geometric lines that emphasize the building's modern commercial character. The parapet design conceals rooftop mechanical equipment while creating finished building edges that enhance the structure's professional appearance along the Telegraph Road corridor.

Current signage identifying the business as "Tasty Donut" maintains the highway-oriented marketing approach essential to roadside commercial success while preserving the community recognition built up over decades of continuous operation. The prominent pole sign and building-mounted signage reflect the automotive-oriented commercial strategies that characterized Telegraph Road development throughout the district's period of significance.

The building's continuous operation as a donut shop and local gathering place for over fifty years demonstrates the important role that locally-owned food service establishments have played in maintaining community identity and social connections even as Flat Rock has experienced significant demographic and economic changes since the 1970s.

### **History of the Resource**

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

### **Statement of Significance/Recommendation of Eligibility**

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

## 50-Year Rule Analysis and Contributing Status Recommendation

The property at 28345 Telegraph Road merits inclusion as a CONTRIBUTING property within the proposed Flat Rock Historical District under the National Register's 50-year rule provision. Constructed in 1972, this building has now achieved the fifty-year age threshold (as of 2022) that allows for National Register consideration, and it demonstrates sufficient historical significance and integrity to warrant contributing status within the district context.

### Criterion A: Historical Significance Under 50-Year Rule

This property possesses significance under Criterion A for its association with the final phase of Flat Rock's historic commercial development and its role as a community institution that has maintained continuity of local business ownership and social function for over five decades. The building's construction in 1972 coincides with the conclusion of the district's primary period of significance, representing the transition from Henry Ford's Village Industries era to the contemporary suburban development patterns that would follow.

The building represents the persistence of locally-owned small businesses along the Telegraph Road corridor even as national chain stores and corporate development began to transform American commercial landscapes during the 1970s. As "Tasty Boy" and later "Tasty Donut," this establishment has served as a community gathering place and local institution, maintaining the tradition of neighborhood-serving businesses that characterized Flat Rock's commercial development throughout the historic period.

The property's continuous operation as a donut shop demonstrates the important role that local food service establishments have played in maintaining community identity and social connections across multiple generations of Flat Rock residents. This type of neighborhood-serving business represents the community-based commercial traditions that distinguish locally-significant commercial districts from generic highway commercial development.

The building's construction in 1972 also represents the final expression of small-scale, locally-financed commercial development before the shift to corporate chain stores and standardized commercial architecture that would characterize later periods. This timing makes the building significant as a representative example of the last generation of locally-developed commercial buildings within the district.

### Architectural Significance and Period Representation

While the building does not possess exceptional architectural distinction, it represents the honest, functional commercial architecture that characterized locally-owned businesses during the early 1970s. The building's straightforward design, practical materials, and efficient layout reflect the design priorities of small business owners who needed to balance architectural presentation with economic constraints.

The building's design represents the adaptation of modern commercial construction techniques to the scale and needs of local businesses, demonstrating how national architectural trends were interpreted at the community level. The use of CMU construction, aluminum framing, and flat roof design reflects the building technologies available to small commercial developers in the early 1970s.

### Integrity Assessment - Seven Aspects Analysis

**Location:** RETAINS INTEGRITY. The building remains in its original location along Telegraph Road, maintaining its important relationship to the historic commercial corridor and community context.

**Design:** RETAINS INTEGRITY. The building's essential design characteristics remain intact, including its rectangular massing, flat roof configuration, storefront fenestration pattern, and relationship to the street. While signage has been updated, the fundamental architectural composition remains unchanged.

**Materials:** SUBSTANTIALLY RETAINS INTEGRITY. The original CMU construction, aluminum window framing, and structural elements survive in good condition. Paint updates and signage changes represent expected maintenance rather than fundamental material alterations.

**Workmanship:** RETAINS INTEGRITY. The building continues to display the straightforward construction techniques and practical design approach that characterized early 1970s small-scale commercial construction.

**Setting:** RETAINS INTEGRITY. While the surrounding area has experienced some change, the building continues to occupy its position within the Telegraph Road commercial corridor and maintains its relationship to the community context that has supported its operation for over fifty years.

**Feeling:** RETAINS INTEGRITY. The building continues to convey the sense of local commercial establishment and community gathering place that has characterized its role since 1972. Its ongoing operation as a donut shop maintains the associations and community functions that have made it locally significant.

**Association:** RETAINS INTEGRITY. The building's continuous operation as a local food service establishment maintains its association with community commercial traditions and neighborhood-serving business patterns that have characterized this section of Telegraph Road for over fifty years.

### **Community Significance and Local Institution Status**

The building's role as a "staple for decades" demonstrates its achievement of local landmark status that extends beyond its architectural or historical associations to encompass its function as a community institution. This type of social and cultural significance represents an important aspect of National Register evaluation that recognizes the role of everyday places in maintaining community identity and continuity.

The continuous operation of the business under related names (Tasty Boy/Tasty Donut) demonstrates the stability and community support that has allowed locally-owned businesses to persist even as many similar establishments have been displaced by chain stores and corporate development. This persistence represents the maintenance of community commercial traditions that add to the district's significance.

### **SHPO Compliance Recommendation**

Based on this comprehensive analysis, I recommend that 28345 Telegraph Road be classified as a CONTRIBUTING property to the Flat Rock Historical District under the National Register's 50-year rule provision. This recommendation is supported by:

The building's achievement of fifty-year age threshold as of 2022, making it eligible for National Register consideration under standard chronological criteria. The building's historical significance within the context of Flat Rock's commercial development and its role as a community institution that has maintained local commercial traditions for over five decades.

The building's substantial retention of architectural integrity across all seven aspects, demonstrating that it continues to convey its historical significance and community associations. The building's representation of the final phase of locally-developed commercial architecture within the district's period of significance, providing important documentation of the transition from historic to contemporary development patterns.

This property demonstrates how the 50-year rule can be appropriately applied to recognize locally-significant resources that have achieved historical importance through community association and continuity of function, even when they may not possess exceptional architectural distinction. The building's contributing status acknowledges both its historical significance within the district context and its ongoing role as a community institution that maintains the commercial and social traditions that characterize the district's significance.

### **References**

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_05\_0007\_001; citing records held by the City of Flat Rock.

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

Street Address	28365 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_05_0035_000 Lot 35 Moses Sub (Sept. 1922)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.099470	Long: -83.291360			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	2022
Architectural Style	Contemporary Commercial/21st Century Utilitarian
Building Form	Single-story rectangular strip commercial
Roof Form	Flat roof with parapet
Roof Materials	Modern membrane roofing
Exterior Wall Materials	Brown brick veneer and metal panels
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Large fixed plate glass storefront systems
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

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

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

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

The building at 28365 Telegraph Road is a single-story contemporary commercial structure constructed in 2022, representing the most recent addition to the Telegraph Road commercial corridor within the proposed historic district boundaries. The building exemplifies twenty-first century strip commercial architecture, designed for maximum efficiency and cost-effectiveness while accommodating modern commercial laundry operations and related services.

The structure exhibits a straightforward rectangular plan with a flat roof configuration that maximizes interior volume while minimizing construction costs. The building's design reflects contemporary commercial construction practices that prioritize functional efficiency over architectural elaboration, representing the utilitarian approach characteristic of modern small-scale commercial development. The single-story height and linear configuration optimize the building's relationship to automobile-oriented commercial sites while providing flexible interior space for various commercial uses.

The exterior walls combine brown brick veneer with metal panel accents that create visual interest while maintaining cost efficiency typical of contemporary commercial construction. The brick elements provide durability and visual weight appropriate for a permanent commercial building, while metal panel sections allow for color variation and contemporary aesthetic expression. This mixed-material approach reflects current commercial design strategies that balance durability, cost control, and visual appeal within standardized construction budgets.

The building's fenestration consists of extensive aluminum-framed storefront glazing that maximizes product and service visibility while creating visual transparency between interior and exterior spaces. The large fixed plate glass windows reflect the operational requirements of contemporary commercial laundry services, where customer visibility of equipment and facility cleanliness is essential to business success. The storefront configuration follows current commercial design standards that emphasize accessibility, security, and marketing visibility.

The flat roof structure with parapet walls represents standard contemporary commercial construction that accommodates rooftop mechanical equipment while providing clean geometric lines appropriate to modern commercial architecture. Modern membrane roofing systems provide efficient weather protection while maintaining low maintenance requirements essential to small commercial operations. The parapet design conceals rooftop equipment and creates finished building edges that enhance the structure's architectural appearance.

The building sits within a contemporary commercial site that includes paved customer parking, modern accessibility features, contemporary site lighting, and professional signage systems. The site design reflects current commercial development standards including Americans with Disabilities Act compliance, stormwater management requirements, and automobile circulation patterns optimized for contemporary commercial operations.

## History of the Resource

*Provide information on previous owners, land use, 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 located at 28365 Telegraph Road was built in 2022; thus it is outside our period of significance 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 28365 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 2022, which falls fifty years outside the district's established period of significance (1834-1972).

### Age and Period of Significance Analysis

The building was constructed in the twenty-first century, representing the most recent phase of commercial development along the Telegraph Road corridor and falling well outside any reasonable consideration for historical significance related to the district's defined periods. The building represents contemporary small-scale commercial development rather than the historical development patterns, architectural traditions, or community characteristics that contribute to Flat Rock's historical significance.

The 2022 construction date places this facility within the era of modern building codes, contemporary accessibility requirements, current environmental regulations, and twenty-first century commercial design practices that represent fundamental departures from the building traditions and development patterns that characterized Flat Rock during its historic periods of significance.

The building's use of contemporary materials (modern metal panels, aluminum storefront systems, membrane roofing), standardized construction methods, and current commercial design vocabulary clearly identifies it as a product of twenty-

first century development. While these features represent appropriate design solutions for contemporary commercial operations, they completely lack the historical significance, period craftsmanship, or architectural distinction that could merit consideration for contributing status within a historic district.

The building possesses no meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While commercial laundry services have served community needs throughout American history, this particular building represents contemporary small business development rather than the historical commercial establishments, community institutions, and locally-significant development patterns that characterized Flat Rock during its historic periods.

The building's recent construction as part of twenty-first century commercial infill development reflects current small business development patterns rather than the historical commercial traditions and community-based development that defined Flat Rock's significance during the nineteenth and early-to-mid twentieth centuries.

The building's contemporary design, modern materials, and twenty-first century architectural vocabulary create obvious contrast with the historic character of surrounding properties. However, its single-story scale, straightforward commercial configuration, and use of brick materials help minimize potential negative impacts on the district's visual character. The building's position within the established commercial corridor maintains functional consistency with the Telegraph Road area's historical role as a commercial street.

The building represents the type of contemporary small-scale commercial development that demonstrates ongoing economic vitality within historic commercial areas while clearly representing a different era of development from the historical resources that justify district designation.

This property meets the established National Register criteria for non-contributing classification within historic districts. As the most recent construction within the proposed district boundaries, it clearly demonstrates the application of chronological criteria that distinguish between historical resources and contemporary development.

Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack independent historical significance. This building's 2022 construction date makes it the clearest possible example of non-contributing status based on chronological criteria.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the historic Telegraph Road commercial corridor and maintains commercial use patterns, even though the building itself represents contemporary development that post-dates the district's historical significance by five decades. This classification acknowledges current commercial activity while maintaining absolute clarity about the distinction between historic resources and contemporary infill development.

The building's non-contributing status demonstrates that historic districts can accommodate contemporary development while preserving focus on the historical resources that justify National Register recognition. This classification provides the clearest possible documentation that the proposed district's contributing/non-contributing determinations are based on objective historical criteria rather than subjective architectural preferences.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_05\_0035\_000; citing records held by the City of Flat Rock.

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

Street Address	28417 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0074_300 Lot 74 Assessor's Flat Rock Plat No. 1 (June 1932)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09861	Long: -83.290108	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1999
Architectural Style	Contemporary Commercial/Late 20th Century Bank Architecture
Building Form	Single-story L-shaped or rectangular plan
Roof Form	Hip roof with multiple gables
Roof Materials	Asphalt shingles
Exterior Wall Materials	Tan/beige brick masonry
Foundation Materials	Concrete
Window Materials	Contemporary bronze or dark-tinted glass
Window Type	Fixed and ribbon window configurations
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	<b>Non-contributing to a district</b> <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	First Merchants Bank (formerly Monroe Bank)			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Current Building Use	Bank/Financial services			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The building at 28417 Telegraph Road is a single-story contemporary commercial structure constructed in 1999 for banking and financial services operations. The building represents typical late twentieth-century bank architecture, designed to project institutional stability and community accessibility while accommodating modern banking operations, security requirements, and drive-through service capabilities.

The structure exhibits an L-shaped or modified rectangular plan that creates opportunities for varied facade treatments and efficient interior space organization. The building's massing reflects contemporary commercial design principles that emphasize human scale, residential compatibility, and integration with suburban commercial contexts. Multiple roof planes and varied building heights help break down the apparent scale of the banking facility while providing architectural interest appropriate to a prominent corner location.

The exterior walls are constructed entirely of tan or beige brick masonry that provides durability, low maintenance, and visual compatibility with other brick buildings along the Telegraph Road corridor. The monochromatic brick treatment creates a unified architectural appearance while the subtle variations in texture and color provide visual interest without relying on contrasting materials or elaborate detailing. This material choice reflects late twentieth-century commercial design trends that emphasized quality natural materials and understated elegance appropriate to financial institutions.

The building's fenestration consists of contemporary bronze or dark-tinted glass windows arranged in both individual and ribbon configurations. The windows are sized and positioned to provide natural light to interior banking spaces while maintaining the security and privacy considerations essential to financial operations. The darker glass treatment reduces solar heat gain and glare while creating a sophisticated institutional appearance that was popular in late twentieth-century commercial design.

The roof structure employs a combination of hip and gable configurations that create visual variety while accommodating different interior ceiling heights for various functional areas including banking halls, office spaces, and mechanical systems. Asphalt shingle roofing provides weather protection while maintaining an appearance compatible with surrounding commercial and residential development. The roof design avoids the flat configurations common in earlier commercial architecture, instead adopting residential-scaled roof forms that enhance community compatibility.

The building is positioned within a carefully designed commercial site that includes professional landscaping, paved customer parking areas, drive-through banking facilities, and contemporary site lighting. The landscape design emphasizes mature trees and decorative plantings that create an attractive streetscape presence while providing environmental benefits. Accessibility features and contemporary site improvements demonstrate compliance with Americans with Disabilities Act requirements and current commercial 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.*

The building located at 28417 Telegraph Road was built in 1999; thus, it is outside our period of significance 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 28417 Telegraph Road is recommended for classification as NON-CONTRIBUTING to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1999, which falls twenty-seven years outside the district's established period of significance (1834-1975).

### Age and Period of Significance Analysis

The building was constructed during the late twentieth century, well after the conclusion of the district's period of significance and during an era characterized by suburban commercial development patterns that differed fundamentally from the historical development themes that define the district. The building represents contemporary corporate banking architecture rather than the local financial institutions and community-based commercial traditions that contributed to Flat Rock's historical significance during the nineteenth and early-to-mid twentieth centuries.

The 1999 construction date places this facility within the era of modern banking technology, automated teller systems, drive-through services, and corporate financial institution design that represents a fundamental departure from the

community banking traditions and locally-owned financial institutions that characterized Flat Rock during its historic periods of development.

While the building displays competent contemporary commercial design and employs quality materials including brick masonry that creates some visual compatibility with district buildings, it represents late twentieth-century corporate banking architecture rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects contemporary banking operational requirements, security considerations, technology integration, and corporate design standards that differ substantially from the commercial architecture of the district's historic periods.

The building's contemporary fenestration systems, roofing materials, site design approach, and architectural vocabulary clearly identify it as a product of late twentieth-century construction. While these features represent appropriate design solutions for contemporary banking operations, they lack the historical significance, period craftsmanship, or architectural distinction that would merit inclusion in a historic district focused on nineteenth and early-to-mid twentieth-century development.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While banking services have been essential to community economic development throughout Flat Rock's history, this particular building represents contemporary corporate banking consolidation rather than the local financial institutions, community banks, and locally-owned commercial establishments that characterized the community's historic commercial development.

The building's construction as part of late twentieth-century suburban commercial development reflects banking industry consolidation and standardization patterns that actually represent a departure from the community-based financial institutions and locally-responsive commercial architecture that characterized Flat Rock during its historic periods of significance.

The building's contemporary design, while professionally executed, creates some stylistic contrast with the historic character of surrounding properties due to its late twentieth-century architectural vocabulary and suburban commercial site design. However, its use of brick materials, appropriate scale, and professional landscaping help minimize potential negative visual impacts on the district's character. The building's setback from Telegraph Road and extensive landscape buffering reduce its visual prominence within the historic streetscape.

The building represents the type of carefully designed contemporary commercial development that demonstrates ongoing economic vitality within historic commercial corridors while maintaining respectful relationships with surrounding historic resources.

This property meets the established National Register criteria for **non-contributing** classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance independent of the district context.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the historic Telegraph Road commercial corridor and continues commercial use patterns that support the area's economic viability, even though the building itself does not contribute to the district's historical significance. This classification acknowledges contemporary development while maintaining clear distinctions between historic resources that justify district designation and later buildings that represent ongoing commercial evolution.

The building's non-contributing status reflects the systematic application of National Register chronological and significance criteria rather than any assessment of the building's design quality or community value. Historic districts necessarily encompass properties from multiple time periods, and the non-contributing classification provides an appropriate mechanism for acknowledging contemporary development within historic contexts while preserving focus on the historical resources that justify National Register recognition.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_02\_0074\_300; citing records held by the City of Flat Rock.

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

Street Address	28453 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0075_000 Lot 75 Assessor's Flat Rock Plat No.4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.098640		Long: -83.291880		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1985
Architectural Style	Contemporary Commercial, Late 20th Century Gas Station
Building Form	Single-story rectangular convenience store with canopy structure
Roof Form	Flat roof with large overhanging canopy
Roof Materials	Built-up membrane on building, metal panels on canopy
Exterior Wall Materials	Brick veneer and metal panels
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Fixed plate glass storefront systems
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	Fuel pump canopy structure

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Marathon Gas Station			
Current/Common Name	Citgo Gas Station			
Historic/Original Owner	Marathon Oil Company (franchisee unknown)			
Historic Building Use	Gas station/convenience store			
Current Building Use	Gas station/convenience store			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The property at 28453 Telegraph Road consists of a contemporary gas station and convenience store complex constructed in 1985, representing the standardized corporate design approach that characterized late twentieth-century petroleum retail development. The facility includes both a single-story convenience store building and an associated fuel pump canopy structure that together create a unified commercial operation typical of 1980s gas station design.

The convenience store building exhibits a rectangular plan with a flat roof configuration that maximizes interior retail space while accommodating the mechanical systems required for contemporary convenience store operations. The structure employs a combination of brick veneer and metal panel cladding that reflects the cost-efficient construction methods and corporate design standards prevalent during the 1980s. The brick elements provide durability and visual permanence appropriate for a roadside commercial building, while metal panels allow for corporate color schemes and branding flexibility.

The building's fenestration consists of large expanses of contemporary aluminum-framed storefront glazing that maximizes product visibility and creates visual connection between interior retail spaces and the fuel pump area. This glazing strategy serves both security and marketing functions, allowing customers to observe store operations while enabling staff to monitor fuel pump activities. The storefront configuration follows standardized corporate design templates that ensure consistent brand presentation and operational efficiency.

The fuel pump canopy represents a significant component of the overall facility design, featuring a large overhanging structure that provides weather protection for customers during fuel purchases. The canopy employs contemporary steel frame construction with metal panel cladding that coordinates with the convenience store building's materials and color scheme. Integrated lighting systems provide illumination for nighttime operations while supporting the facility's highway visibility requirements.

Corporate signage elements, currently displaying Citgo branding but originally constructed for Marathon operations, demonstrate the adaptability of contemporary gas station design to accommodate changing corporate ownership and branding requirements. The prominent pole sign and building-mounted signage reflect the highway-oriented marketing strategies essential to petroleum retail operations along major transportation corridors.

The site design includes extensive paved areas for fuel pump access, customer parking, and delivery truck circulation. Contemporary site improvements include modern fuel dispensers, underground storage tank systems, environmental protection features, and accessibility accommodations that reflect both regulatory requirements and corporate operational standards of the 1980s and subsequent updates.

## History of the Resource

*Provide information on previous owners, land use, 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 located at 28453 Telegraph Road was built in 1985; thus it is outside our period of significance 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 28453 Telegraph Road is recommended for classification as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1985, which falls thirteen years outside the district's established period of significance (1834-1975).

The building was constructed during the mid-1980s, well after the conclusion of the district's period of significance and during an era characterized by corporate standardization of gas station design and the consolidation of petroleum retail operations. The facility represents late twentieth-century corporate petroleum retail rather than the local business patterns and community-based commercial development that characterized Flat Rock during its historic periods.

The 1985 construction date places this facility within the era of environmental regulations, underground storage tank requirements, and standardized corporate design that fundamentally altered gas station architecture from the earlier periods represented within the historic district. While gas stations continued to serve important transportation functions, the corporate standardization and regulatory requirements of the 1980s created building types that differed substantially from the locally-adapted commercial architecture of earlier periods.

While the facility displays competent contemporary commercial design appropriate to its corporate retail function, it represents late twentieth-century standardized petroleum retail architecture rather than the locally-developed commercial building traditions that justify the district's National Register eligibility. The building's design reflects corporate requirements including brand standardization, operational efficiency, regulatory compliance, and cost-controlled construction methods that contrast with the earlier commercial architecture found elsewhere in the district.

The facility's use of contemporary materials (metal panels, aluminum storefront systems, contemporary canopy construction), standardized design elements, and corporate architectural vocabulary clearly identifies it as a product of 1980s retail development. These features represent appropriate design solutions for contemporary petroleum retail operations but lack the historical significance, local craftsmanship, or architectural distinction associated with the district's historic periods.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While automotive fuel services have been important to community transportation needs since the early twentieth century, this particular facility represents corporate petroleum retail standardization rather than the locally-owned businesses and community-based commercial establishments that characterized Flat Rock's historic commercial development.

The facility's original construction as a Marathon station and subsequent rebranding as a Citgo operation reflects late twentieth-century petroleum industry consolidation patterns rather than the local business traditions and community-based commercial development that defined Flat Rock during its historic periods of significance.

When compared to the sensitively restored mid-century Texaco station at 28801 Telegraph Road (Station 24), this 1985 facility demonstrates the difference between historically significant gas station architecture from within the period of significance and later corporate standardized facilities that lack historical significance.

The facility's contemporary design, standardized corporate appearance, and large-scale canopy structure create some contrast with the historic character of surrounding properties. However, its continuation of transportation-related commercial use maintains functional consistency with the Telegraph Road corridor's historical role as a transportation route. The facility represents the type of contemporary commercial development that commonly occurs along major highways, even within areas containing historic resources.

This property meets the established National Register criteria for non-contributing classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance in their own right.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site along the historic Telegraph Road transportation corridor and continues automotive-related commercial use patterns, even though the building itself does not contribute to the district's historical significance. This classification acknowledges ongoing commercial vitality while maintaining clear distinctions between historic resources that justify district designation and contemporary buildings that represent later development phases.

The facility's non-contributing status reflects the application of standard National Register chronological criteria and demonstrates that the district's contributing/non-contributing determinations are based on historically defensible standards rather than subjective architectural preferences.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_02\_0075\_000; citing records held by the City of Flat Rock.

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

Street Address	28659 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0086_304 Lots 87-93 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.097520	Long: -83.292420	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1999
Architectural Style	Contemporary Commercial/Corporate Chain Store
Building Form	Single-story rectangular with varied massing
Roof Form	Combination flat and low-pitched gable
Roof Materials	Built-up membrane and standing seam metal
Exterior Wall Materials	Tan/beige brick and EIFS (synthetic stucco)
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Fixed plate glass storefront systems
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Rite Aid Pharmacy/Medical Complex			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Current Building Use	Pharmacy/Medical services			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The building at 28659 Telegraph Road is a single-story contemporary commercial structure constructed in 1999 as part of a national chain pharmacy development. The building represents typical late twentieth-century retail pharmacy architecture, designed according to corporate standards that emphasize functionality, brand recognition, and efficient customer circulation patterns.

The structure exhibits a rectangular plan with varied massing that creates visual interest through the combination of different roof heights and wall planes. The building's design reflects contemporary commercial architecture principles that break up large retail volumes through articulated facades and varied geometric elements. This approach helps reduce the apparent scale of large retail buildings while providing opportunities for corporate signage and architectural branding.

The exterior walls combine tan or beige brick masonry with EIFS (Exterior Insulation and Finish System) panels that provide design flexibility and cost efficiency typical of late twentieth-century commercial construction. The brick elements provide durability and visual weight appropriate for a permanent commercial building, while the EIFS sections allow for varied colors and textures that support corporate design standards. This mixed-material approach reflects the design strategies commonly employed by national retail chains during this period.

The building's fenestration consists of large expanses of contemporary aluminum-framed storefront glazing that maximizes product visibility and creates visual connection between interior retail spaces and the parking area. These glazing systems reflect the operational requirements of modern pharmacy retail, where customer visibility of products and services is essential to marketing success. The storefront configuration follows standardized corporate design templates that ensure consistent brand presentation across multiple locations.

The roof structure employs a combination of flat and low-pitched gable configurations that accommodate different functional requirements including retail space, pharmacy operations, office areas, and mechanical systems. Contemporary roofing materials including built-up membrane and standing seam metal provide efficient weather protection while maintaining the clean lines expected in corporate commercial design.

The building sits within a designed commercial site that includes extensive paved parking, contemporary landscaping, accessibility features, and modern site lighting. Large identification signs mounted on the building and freestanding pole signs provide the visibility essential to highway-oriented retail operations. The site design reflects late twentieth-century commercial development patterns that prioritize automobile access and parking convenience.

## History of the Resource

*Provide information on previous owners, land use, 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 located at 28659 Telegraph Road was built in 1999; thus it is outside our period of significance 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 28659 Telegraph Road is recommended for classification as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 1999, which falls twenty-seven years outside the district's established period of significance (1834-1975).

The building was constructed during the late twentieth century, well after the conclusion of the district's period of significance and during an era characterized by suburban commercial development patterns that differed fundamentally from the historical development themes that define the district. The building represents contemporary chain store retail architecture rather than the local commercial traditions and community-based business patterns that contributed to Flat Rock's historical significance.

While the building displays competent contemporary commercial design appropriate to its corporate retail function, it represents late twentieth-century national chain store architecture rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects standardized corporate requirements including brand presentation, operational efficiency, automobile-oriented site planning, and contemporary construction technologies that contrast with the historical commercial architecture found elsewhere in the district.

The building's use of contemporary materials (EIFS, aluminum storefront systems, modern roofing materials), standardized design elements, and corporate architectural vocabulary clearly identifies it as a product of late twentieth-century retail development. While these features represent appropriate design solutions for contemporary pharmacy operations, they lack the historical significance, local craftsmanship, or architectural distinction associated with the district's historic periods.

The building lacks meaningful historical associations with the events, development patterns, or community characteristics that contributed to Flat Rock's significance during the district's periods of significance. While pharmaceutical services have been important to community health throughout American history, this particular building represents contemporary corporate retail rather than the local businesses, community institutions, and locally-owned commercial establishments that characterized Flat Rock's historic commercial development.

The building's construction as part of a national chain expansion reflects late twentieth-century retail consolidation patterns that actually represent a departure from the locally-owned, community-based commercial traditions that characterized Flat Rock during its historic periods of significance.

The building's contemporary design, large scale, and corporate branding create some contrast with the historic character of surrounding properties. However, its setback from Telegraph Road, professional landscaping, and use of brick materials help minimize potential negative impacts on the district's visual character. The building represents the type of contemporary commercial development that commonly occurs along major transportation corridors, even within areas containing historic resources.

This property meets the established National Register criteria for non-contributing classification within historic districts. Non-contributing properties are those that do not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because they were constructed outside the period of significance and lack historical significance in their own right.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site along the historic Telegraph Road commercial corridor and maintains commercial use patterns, even though the building itself does not contribute to the district's historical significance. This classification acknowledges the reality of ongoing commercial development while maintaining clear distinctions between historic resources and contemporary buildings.

The building's non-contributing status reflects the application of standard National Register criteria rather than any judgment about the building's design quality or community value. Historic districts necessarily include properties from multiple time periods, and the non-contributing classification provides a mechanism for acknowledging contemporary development while preserving focus on the historical resources that justify district designation.

## References

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

City of Flat 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\_02\_0086\_304; citing records held by the City of Flat Rock.

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

Street Address	28725 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0098_303 Lots 98-102 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09620	Long: -83.293300	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	2002
Architectural Style	Contemporary Commercial/Corporate Modern
Building Form	Single-story rectangular with projecting entrance bay
Roof Form	Hip roof with multiple gable elements
Roof Materials	Asphalt shingles
Exterior Wall Materials	Red brick masonry with limestone or concrete trim
Foundation Materials	Concrete
Window Materials	Contemporary aluminum-framed glass
Window Type	Fixed and casement windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	Non-contributing to a district <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	N/A			
Current/Common Name	Fifth Third Bank			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Current Building Use	Bank/Financial services			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The building at 28725 Telegraph Road is a single-story contemporary commercial structure constructed in 2002 for banking and financial services. The building represents typical early twenty-first century corporate commercial architecture, designed to project institutional stability and accessibility while accommodating modern banking operations and security requirements.

The structure exhibits a rectangular plan with a prominent projecting entrance bay that creates visual emphasis and customer orientation. The building's massing reflects contemporary commercial design principles that emphasize horizontal lines, varied rooflines, and the integration of multiple architectural elements to create visual interest and break up potentially monotonous building forms.

The exterior walls are constructed of red brick masonry that provides durability and creates visual connection to the broader Telegraph Road commercial corridor where brick construction is common among both historic and contemporary buildings. Light-colored stone or precast concrete trim elements provide contrast and accent key architectural features including window surrounds, entrance elements, and building corners. This material palette reflects contemporary commercial design trends that emphasize quality materials and sophisticated color relationships.

The building's fenestration consists of contemporary aluminum-framed windows in various configurations including fixed picture windows and smaller casement units. The windows are arranged in regular patterns that provide natural light to interior spaces while maintaining the security considerations essential to banking operations. The entrance features contemporary glazed doors set within a projecting vestibule that creates weather protection and architectural emphasis.

The roof structure employs a hip configuration with multiple gable elements that create visual variety and accommodate different interior ceiling heights for various functional areas. Asphalt shingle roofing provides weather protection while maintaining an appearance appropriate to the commercial context. Contemporary gutters and downspouts manage drainage efficiently while maintaining clean architectural lines.

The building sits within a carefully landscaped site that includes mature trees, decorative planters, and professional landscape design. Paved parking areas, modern site lighting, and accessibility features demonstrate compliance with contemporary commercial development standards and Americans with Disabilities Act requirements.

## History of the Resource

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

The building located at 28725 Telegraph Road was built in 2002; thus it is outside our period of significance 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 28725 Telegraph Road is recommended for classification as **NON-CONTRIBUTING** to the proposed Flat Rock Historical District. This recommendation is based on the building's construction date of 2002, which falls thirty years outside the district's established period of significance (1834-1972).

The building was constructed three decades after the conclusion of the district's period of significance, during an era when Flat Rock's historic development patterns had been fundamentally transformed by late twentieth and early twenty-first century suburban and commercial development. The building represents contemporary banking architecture rather than the historical themes and development patterns that define the district's significance.

While the building displays competent contemporary commercial design and uses quality materials including brick masonry that creates some visual compatibility with historic district buildings, it represents twenty-first century corporate architectural trends rather than the historical building traditions that justify the district's National Register eligibility. The building's design reflects modern banking operational requirements, security considerations, and accessibility standards that differ fundamentally from the commercial architecture of the district's historic periods.

The building's contemporary fenestration systems, roofing materials, site design, and architectural detailing clearly identify it as a product of early twenty-first century construction. While these features represent appropriate design for contemporary commercial use, they lack the historical significance, craftsmanship, or architectural distinction that would merit inclusion in a historic district.

The building lacks historical associations with the events, activities, or development patterns that contributed to Flat Rock's significance during the district's periods of significance. While banking services have been important to community development throughout Flat Rock's history, this particular building represents contemporary corporate banking rather than the local financial institutions and commercial patterns that characterized the community's historic development.

The building's brick construction, professional landscaping, and quality design minimize its visual impact on the surrounding historic district. Its setback from Telegraph Road and integration of landscape features help reduce any potential contrast with nearby historic buildings. The building represents the type of carefully designed contemporary infill development that can coexist with historic districts without detracting from their historical character.

This property meets the established criteria for non-contributing classification within historic districts. Non-contributing properties are those constructed outside the period of significance that do not add to the historic architectural qualities, historic associations, or archaeological values for which a district is significant.

The inclusion of this property as non-contributing within the district boundaries is appropriate because it occupies a site within the historic commercial corridor and continues the area's commercial function, even though the building itself does not contribute to the district's historical significance. This classification properly acknowledges the building's presence while maintaining clear distinctions between historic resources that justify the district's significance and contemporary buildings that represent ongoing development within the area.

The building's non-contributing status does not reflect any deficiency in its design or construction quality, but rather acknowledges that historic districts are specifically intended to recognize and preserve resources from defined historical periods that possess particular significance to community development and architectural heritage.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_02\_0098\_303; citing records held by the City of Flat Rock.

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

Street Address	28810 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0123_000		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096250	Long: -83.294140	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1933
Architectural Style	Art Moderne/Streamline Moderne Commercial
Building Form	Single-story automotive dealership with service bays
Roof Form	Flat roof with distinctive tower/chimney element
Roof Materials	Built-up membrane roofing
Exterior Wall Materials	Painted concrete masonry units (CMU) or stucco
Foundation Materials	Concrete
Window Materials	Steel and aluminum-framed glass
Window Type	Large fixed windows and overhead service doors
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Commerce, Transportation, Architecture			
Period(s) of Significance	1940-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Altered <input checked="" type="checkbox"/> Date(s): Painted exterior, interior modifications for automotive service use			
Historic Name	Van Riper Chevrolet Dealer			
Current/Common Name	Auto repair garage (formerly Fred Hall dealership)			
Historic/Original Owner	Van Riper family			
Historic Building Use	Chevrolet automotive dealership			
Current Building Use	Automotive repair and service			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The property at 28810 Telegraph Road is a one-story commercial automobile dealership building with a prominent signature tower element, constructed c. 1945, sited on the east side of Telegraph Road (US-24) within the Flat Rock Historical District. The building occupies Lots 123 and 257 of the Assessor's Flat Rock Plat No. 4, positioned on the community's principal north-south transportation corridor.

The building's most significant architectural feature is the original tower rising above the roofline at the primary facade. The tower — a rectangular vertical mass clad in dark-toned metal or masonry panels with a flat cap and upper-story fenestration — is the defining element of mid-twentieth-century automobile dealership architecture, designed to project brand identity and visibility along the highway corridor. Mid-century Chevrolet and other General Motors franchise dealerships characteristically employed tower elements as vertical markers that identified the business from a distance and distinguished the dealership from surrounding commercial buildings. The tower at 28810 Telegraph survives as the most prominent original design feature and constitutes an increasingly rare example of postwar automobile dealership architecture in southeastern Michigan, where most period dealerships have been demolished, radically altered, or replaced.

The main building mass extends horizontally behind and to either side of the tower, presenting a broad, low-slung profile characteristic of automobile service and sales facilities. The primary facade incorporates service bay openings with overhead doors, providing drive-in access for vehicle service — the same bays that served the Chevrolet dealership now continue in automotive service use. The exterior walls are clad in painted concrete block in a dark gray or charcoal finish, applied over what is likely the original masonry structural shell. The flat roof extends across the full footprint, with the tower projecting above as the sole vertical accent.

The building's current exterior treatment — the uniform dark paint, modern signage, and updated service bay doors — reflects successive campaigns of modernization since the dealership era. However, the fundamental spatial configuration remains intact: the tower, the horizontal service bay mass, the flat-roofed profile, and the orientation toward Telegraph Road all survive from the original dealership design. The service bays continue to function in their original automotive service capacity, maintaining the direct functional continuity between the Chevrolet dealership operation & the current 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.*

The property's history spans three lots whose chains converge under the Van Riper family's automobile dealership operation, with Lot 242 generating the most complex transaction history of any single lot in the Section 31 project.

Lot 242 — the dealership's primary lot — traces from the Van Riper family through a Depression-era collapse and recovery of exceptional documentary richness. Eliza Van Riper (Mrs. Eliza Ryan, widow of Adrian Van Riper) conveyed Lot 242 to Susan Cushman (née Susan Van Riper) for \$1 on September 16, 1896, creating a life estate with conditional remainders to Susan's sister Caroline and brothers Chester and John Van Riper.<sup>1</sup> The deed was not recorded until September 1905, nine years after execution.<sup>2</sup> In March 1915, the remainder holders quitclaimed their contingent interests back to Susan Cushman, converting her life estate into fee simple and eliminating the survivorship conditions.<sup>3</sup> Cushman sold to George H. and Nellie Brandes for \$1,200 in January 1916, ending the Van Riper family's first era of ownership.<sup>4</sup>

Brandes developed the lot commercially, mortgaging to Martha Gesley for \$3,000 and to State Savings Bank of Flat Rock for \$5,000, and carving out Parcel "A" by warranty deed to Bernard G. Diekman for \$200 in June 1916. On April 2, 1920 — two years before the Ford Lamp Factory opened — Brandes conveyed Lot 242 to Flat Rock Motor Sales Co., a Michigan corporation whose articles of association were filed in the plat records.<sup>5</sup> This transaction marks the arrival of automobile retailing at one of Flat Rock's most commercially significant intersections, contemporaneous with Ford's own land assembly in the village. Flat Rock Motor Sales Co. executed a \$13,000 purchase-money mortgage back to the Brandes, subsequently assigned to State Savings Bank of Flat Rock.<sup>6</sup>

The Depression destroyed Flat Rock Motor Sales Co. The State of Michigan sold the property for delinquent 1926 taxes to C.E. Merriman for \$414.52 in December 1930, and the State Savings Bank foreclosed the \$13,000 mortgage, acquiring Lot 242 at sheriff's sale for \$11,763.90 in February 1933 — a deficiency of over \$1,200.<sup>7</sup> Merriman quitclaimed his tax interest back to the defunct Motor Sales Company in 1931, but by then the property was entangled in the bank's own failure.<sup>8</sup>

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>): accessed 2026 > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, **Private Plat of Section 31**, T4S R10E, 1827 – 1985.

George W. and Mamie H. Van Riper — a later generation of the same family that had originally owned the lot — emerged from the wreckage as the new operators. In April 1933, the Van Ripers joined with Walter and Elvira Wright and the State Savings Bank in a multi-party \$2,500 mortgage to Hickok Oil Corp., and the same parties leased part of Lot 242 to Jacox Oil Corp. for a five-year term beginning May 1, 1933.<sup>9</sup> The Jacox lease describes the premises as "easterly of the building as it shall be constructed and maintained thereon," confirming that the current dealership building was under construction or newly planned at that date.<sup>10</sup> The State Savings Bank quitclaimed Lot 242 (except Parcel "A") to the Van Ripers in January 1936, and the Van Ripers simultaneously executed layered financing: a \$3,904.82 mortgage to Hickok Oil Corp. and a \$6,000 mortgage to Otto W. and Grace E. Brick on the same date.<sup>11</sup>

The bank's own dissolution produced a parallel chain of extraordinary complexity. John J. Raths sued the bank for specific performance of an agreed sale in March 1936.<sup>12</sup> The bank transferred its remaining assets — including its undivided half interest in Lot 244 and Parcel "A" of Lot 242 — into a self-dealing trustee structure in November 1937, simultaneously mortgaging the portfolio to the Reconstruction Finance Corporation for \$41,250.<sup>13</sup> The Depositors Liquidation Corporation, a purpose-built entity created to wind down the failed bank's assets for depositors, received Parcel "A" by quitclaim in March 1938.<sup>14</sup> The RFC partially discharged its portfolio mortgage in August 1939, releasing Lot 244 and Parcel "A" of Lot 242.<sup>15</sup> On consecutive days in September 1939, the Van Ripers quitclaimed their tax interest and the Depositors Liquidation Corporation quitclaimed its title interest to John J. and Edna B. Raths, who financed the acquisition with a \$7,875 mortgage from Down River Federal Savings and Loan Association of Wyandotte — a federal institution stepping in where the defunct local bank could no longer serve.<sup>16</sup>

Lot 257 followed a separate chain from Dr. John L. Near — the physician who served Flat Rock for twenty-five years and held consular appointments under Lincoln and Grant — through Charles and Ellen M. Stoflet and their heirs to Henry J. and Anna C. Bunte in March 1930.<sup>17</sup> A correcting deed from the Hooper heirs to Near, executed in 1888 but not recorded until 1930, addressed an earlier chain defect.<sup>18</sup> Bunte mortgaged to State Savings Bank for \$3,500 and to International Harvester Company of America for \$9,221.35 in December 1931 — an unusually precise amount almost certainly securing farm equipment, documenting the rural-commercial character of Depression-era Flat Rock even on village lots.<sup>19</sup>

Lot 123 carried the Van Riper automotive operation through the postwar decades. The Van Ripers transferred Lot 123 into a joint trusteeship with Paul Van Riper in June 1943, then back to individual ownership in August 1945 following discharge of an earlier Brick mortgage.<sup>20</sup> The Van Ripers executed a \$13,000 mortgage to Hickok Oil Corp. in September 1945 and a \$15,000 mortgage to State Savings Bank of Flat Rock in April 1947.<sup>21</sup> The Van Ripers leased Lot 123 to Jacox Oil Corp. in September 1945, and Pure Oil Products Co. assumed the lease through corporate assignment from The Pure Oil Co. in January 1955.<sup>22</sup> Mamie H. Van Riper's 1976 probate inventory references a vendor's interest in a land contract dated January 2, 1968.<sup>23</sup> David P. Johnson subsequently quitclaimed Lots 122, 123, and 124 to John Sarros and Sam Sarros for \$7,755 in September 1980 — the same Sarros family whose multi-property holdings are documented across the district.<sup>24</sup>

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>15</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>16</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>17</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>18</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>19</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>20</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink*

(<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

<sup>21</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>22</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>23</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>24</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 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.*

The property at 28810 Telegraph Road is recommended as Contributing to the Flat Rock Historical District under Criteria A and C. Under Criterion A, this property documents the full arc of automobile retailing in Flat Rock from 1920 through the present — the longest continuous association with automobile commerce of any property in the district. Flat Rock Motor Sales Co.'s incorporation and establishment on Lot 242 in 1920, contemporaneous with Henry Ford's own land assembly for the Lamp Factory, marks the arrival of the automobile age in the village's commercial district. The Motor Sales Company's Depression-era collapse — delinquent 1926 taxes sold to Merriman for \$414.52, the State Savings Bank's foreclosure at sheriff's sale for \$11,763.90 in February 1933 — documents the devastating impact of the economic crisis on small-town commercial enterprises at a level of specificity rare in the documentary record. The Van Riper family's emergence from this wreckage is equally significant: a later generation of the same family that had originally owned Lot 242 in the 1890s returned to rebuild the automobile dealership on their ancestors' land, financing the recovery through layered arrangements with Hickok Oil Corp., Jacox Oil Corp., the failing State Savings Bank, and private lenders. The property's chain of title is among the most detailed records of Depression-era bank failure and recovery in the district, documenting the Reconstruction Finance Corporation's intervention, the creation of the Depositors Liquidation Corporation to wind down the bank's assets, and John J. Rath's multi-year legal battle for specific performance. The subsequent operation as Fred Hall Chevrolet and Van Riper Chevrolet — the first Chevrolet dealership in Flat Rock — documents the postwar maturation of the Telegraph Road commercial corridor, and the presence of a General Motors franchise in a community defined by its Ford Village Industries plant reflects the competitive dynamics of the American automobile industry at the local level. The property's petroleum company lease history — Hickok Oil, Jacox Oil, Pure Oil — documents the integrated fuel-and-service model characteristic of mid-century automobile retailing.

Under Criterion C, the surviving tower element constitutes the building's most architecturally significant feature and an increasingly rare example of automobile dealership design from the 1930s. The dealership tower — a vertical marker designed for highway visibility and brand identification — was a signature element of Chevrolet and General Motors franchise architecture, intended to project the manufacturer's identity along major commercial corridors. As period dealership buildings are demolished, expanded beyond recognition, or replaced with contemporary facilities at an accelerating rate, surviving examples with intact tower elements become increasingly significant as representatives of a building type that defined the American automotive retail landscape. The tower at 28810 Telegraph, though re-clad, retains its original form, proportions, and relationship to the horizontal service bay mass — the essential design vocabulary of the dealership type.

The property retains integrity of location on its original site on Telegraph Road. Design integrity is strong in the building's most significant element — the original tower survives in its original form and proportional relationship to the horizontal building mass, preserving the essential design vocabulary of the dealership type, and the service bay configuration maintains the spatial arrangement of the original automotive facility. Materials and workmanship have been diminished by painted-over masonry, re-cladding of the tower, modern service bay doors, and updated signage — no original exterior finish materials are exposed. Setting is strong on the Telegraph Road commercial corridor, where the building maintains its intended relationship to the highway and the automobile-oriented commercial strip. Feeling is conveyed through the tower's distinctive vertical silhouette, which immediately communicates the building's origins as an automobile dealership — a building type recognizable to informed observers even through the accumulated layers of modernization. Association is exceptionally strong through over a century of automobile-related commerce on this site (from 1920), continued automotive service use in the original service bays, documented dealership provenance as Fred Hall Chevrolet and Van Riper Chevrolet, and the chain of title's connections to locally significant families spanning the full period of significance.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The c. 1933 construction date (confirmed pre-1942 by tax records) falls within the 1920–1975 period of significance, and automobile sales use on this site dates to 1920 when Flat Rock Motor Sales Co. was established contemporaneously with Ford's land assembly. The property is documented as Flat Rock's first Chevrolet dealership — Fred Hall Chevrolet, later Van Riper Chevrolet — and the chain of title preserves one of the most detailed records of Depression-era commercial collapse and recovery in the district, including the State Savings Bank foreclosure, Reconstruction Finance Corporation intervention, and the Van Riper family's return to rebuild on their ancestors' land. The surviving original tower element is an increasingly rare example of automobile dealership architecture that retains its form and proportional relationship to the horizontal service bay mass. The chain of title connects the property to the Near, Stoflet, Bunte, Van Riper, and Saros families across the full arc of Flat Rock's history. Continued automotive service use in the original bays maintains direct functional continuity with the dealership operation. Contributing under Criteria A and C.

## 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\_02\_0123\_000; citing records held by the City of Flat Rock.

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

Street Address	28859 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0112_000		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.09543	Long: -83.294040	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1895
Architectural Style	Commercial Vernacular, Utilitarian
Building Form	Two-story rectangular block
Roof Form	Low-pitched hip roof
Roof Materials	Modern membrane (original terne metal removed)
Exterior Wall Materials	Red brick masonry
Foundation Materials	Stone/brick
Window Materials	Original wood sash with wavy glass (partially preserved)
Window Type	Double-hung sash window
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input checked="" type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Commerce, Industry, Architecture, Social History			
Period(s) of Significance	1895-1972			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/> Restored	Moved <input type="checkbox"/>	Date(s): c. 1930s (interior reconfiguration), c. 1980-2020 (historic restoration/rehabilitation)
Historic Name	Fred Burden Carriage Shop/Masonic Hall			
Current/Common Name	Bill Miller Building			
Historic/Original Owner	Fred Burden			
Historic Building Use	Carriage manufacturing/Masonic lodge/Municipal services			
Current Building Use	Mixed-use commercial and residential			
Builder/Contractor	Fred Burden			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The property at 28859 Telegraph Road is a two-story Late Victorian commercial block constructed c. 1895, sited at a prominent corner on the east side of Telegraph Road within the Flat Rock Historical District. The building occupies Lot 255 of Assessor's Flat Rock Plat No. 4 and commands one of the most visually significant positions in the downtown core, its two exposed facades addressing both Telegraph Road and the intersecting side street.

The primary (west) facade facing Telegraph Road presents a well-proportioned two-story brick elevation organized in the traditional commercial block format: ground-floor storefront below and upper-story fenestration above, terminated by a flat parapet at the roofline. The ground floor features large commercial storefront windows with a recessed or flush entrance, providing display and retail frontage at the sidewalk. The storefront retains a traditional tripartite organization of bulkhead, display glazing, and transom area, though specific elements may have been updated. The second story carries evenly spaced double-hung windows with segmental or flat arched heads and stone or cast-stone sills, set within the brick wall plane. The window openings maintain their original proportions and rhythm, providing the facade's principal decorative cadence. The parapet rises above the roofline with a modest corbelled or stepped brick cornice treatment.

The side (south) elevation — fully exposed at the corner — extends the building's two-story mass along the cross street, clad in painted brick in a light pink or cream tone that contrasts with the unpainted red-brown brick of the primary facade. The side elevation carries a similar second-story fenestration rhythm and terminates at the rear with what may be a secondary entrance or service access. The painting of the side elevation while leaving the primary facade in exposed brick is a common treatment in Michigan commercial architecture, where the "public" face received the higher-quality brick and finish while secondary elevations were painted for weather protection or visual uniformity.

The building's load-bearing masonry construction, flat-roofed commercial massing, two-story scale, and traditional storefront-over-retail organization represent the standard vocabulary of late nineteenth-century small-town commercial architecture in southeastern Michigan. The exposed brick primary facade with its original window openings, arched heads, and stone sills constitutes one of the highest-integrity masonry commercial facades in the Flat Rock survey area — a building that retains its original wall material rather than the painted-over or re-clad treatments seen on most of the district's commercial properties.

## History of the Resource

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

Frederick and Isadore F. Burden mortgaged Lot 255 to Albert Upham for \$1,200 on December 10, 1896, subsequently assigned to the Bank of Flat Rock — the \$1,200 amount consistent with an improved commercial property in 1890s Flat Rock.<sup>1</sup> The Burdens carried the property for nearly three decades, executing a \$600 mortgage to State Savings Bank of Flat Rock in March 1912 before conveying to George H. and Nellie L. Brandes for one dollar and other consideration on May 1, 1923.<sup>2</sup> Brandes immediately mortgaged to State Savings Bank for \$5,000 and the following year filed a chancery injunction against Richard Oestrike regarding the lot, though the nature of the dispute is not described in the plat index.<sup>3</sup> Brandes conveyed to Peter and Mary Bertram on July 9, 1925.<sup>4</sup>

The Flat Rock Temple Association, a Michigan corporation, acquired Lot 255 from the Bertrams for one dollar and other good and valuable consideration on September 20, 1930, simultaneously mortgaging to State Savings Bank of Flat Rock for \$2,000 on the same date.<sup>5</sup> The Temple Association's acquisition marks the building's conversion from commercial use to fraternal lodge — the second fraternal organization to appear as a property owner in the Section 31 project alongside the Flat Rock Grange #636.<sup>6</sup> The Association was likely a Masonic lodge whose members used the upper story as a meeting hall while maintaining commercial tenancy on the ground floor — the traditional dual-use arrangement that sustained fraternal buildings in small Michigan communities throughout the twentieth century. The \$2,000 mortgage on the date of purchase may have financed interior alterations to adapt the upper floor for lodge use.<sup>7</sup>

The chain of title connects this property to several families significant to the district's broader history. The Burden name links to the Heier/Burden sisters (daughters of George W. Case) who subdivided the Will Carleton Drive residential lots. The Brandes family appears simultaneously in the Lot 242 chain, where George H. Brandes conveyed to Flat Rock Motor Sales Co. in 1920 — suggesting Brandes was among the most active commercial property operators in early twentieth-century Flat

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

Rock. State Savings Bank of Flat Rock appears as mortgagee across three successive owners of this lot, reinforcing the bank's dominant role in financing downtown commercial property throughout the pre-Depression 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 property at 28859 Telegraph Road is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, this building documents two overlapping threads of Flat Rock's community history: the commercial development of the Telegraph Road corridor from the 1890s and the fraternal organization tradition that sustained civic life across the Village Industries era. The c. 1895 construction date places the building within Flat Rock's pre-Ford commercial fabric, predating the Lamp Factory by nearly three decades and documenting the small-scale retail economy that served the agricultural community. The Flat Rock Temple Association's 1930 acquisition represents the fraternal lodge tradition — Masonic, Odd Fellows, and similar organizations — that provided social infrastructure, mutual aid, and community identity in small Michigan towns during a period when such institutions served functions later assumed by government agencies and commercial entertainment. The building's sustained fraternal use through most of the twentieth century documents the persistence of this organizational tradition across the full period of significance, from pre-Ford agricultural village through the Village Industries boom and into the postwar era. The property's chain of title further documents the role of State Savings Bank of Flat Rock as the dominant financial institution in downtown commercial property through three successive ownerships, and connects to the Burden, Brandes, and Bertram families whose transactions shaped the commercial core.

Under Criterion C, the building is the finest surviving example of Late Victorian commercial block architecture in the Flat Rock survey area. The two-story load-bearing brick construction, flat-roofed commercial massing, traditional storefront-over-retail organization, and second-story fenestration with arched heads and stone sills represent the standard vocabulary of late nineteenth-century small-town commercial architecture executed with above-average quality. The exposed red-brown brick primary facade — retaining its original wall material rather than the painted-over or re-clad treatments common across the district — constitutes one of the highest-integrity masonry commercial surfaces in the survey area. The building's prominent corner siting with two fully articulated facades amplifies its architectural presence within the streetscape.

The property retains integrity across all seven aspects — a distinction shared by very few properties in the survey area. Location is intact on the original corner site. Design integrity is excellent — the two-story commercial block form, flat parapet, storefront organization, and second-story fenestration rhythm all survive. Materials integrity is exceptionally strong — the exposed brick primary facade, stone or cast-stone window sills, and arched window heads retain their original masonry fabric, with the side elevation painted but structurally intact. Workmanship is evident in the brick bonding, arched window heads, corbelled cornice, and overall masonry quality. Setting is strong at the Telegraph Road corner intersection. Feeling is immediately conveyed — the building reads unmistakably as a late nineteenth-century commercial block. Association is strong through documented fraternal lodge use spanning most of the twentieth century and continued commercial occupancy.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The c. 1895 construction date makes this among the oldest commercial buildings in the survey area, and the exposed brick primary facade with original window openings, arched heads, and stone sills constitutes one of the highest-integrity masonry commercial surfaces in the district. The Flat Rock Temple Association's 1930 acquisition documents the fraternal lodge tradition's importance to community life across the Village Industries era. The chain of title connects to the Burden, Brandes, and Bertram families and documents State Savings Bank of Flat Rock's dominant role in financing downtown commercial property. Integrity is retained across all seven aspects — location, design, materials, workmanship, setting, feeling, and association — making this one of the strongest Contributing properties in the district. Contributing 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\_02\_0112\_000; citing records held by the City of Flat Rock.

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



Street Address	28915 Telegraph Road				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0116_000				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.095050	Long: -83.294140			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	c. 1988
Architectural Style	Contemporary Commercial/Utilitarian
Building Form	Single-story rectangular block with front-gabled roof
Roof Form	Front-facing gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Painted concrete masonry units (CMU)
Foundation Materials	Concrete slab
Window Materials	Aluminum-framed glass
Window Type	Fixed plate glass windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	<b>Non-contributing to a district</b> <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A			
Period(s) of Significance	N/A (Post-dates district period of significance 1834-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Oil Change Service Building			
Current Building Use	Automotive service (oil change)			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The building at 28915 Telegraph Road is a single-story, contemporary commercial structure constructed circa 1988 for automotive service use. The building exhibits typical late twentieth-century utilitarian design characteristics, featuring a simple rectangular plan with a front-facing gabled roof configuration that maximizes interior ceiling height for vehicle service operations.

The structure is constructed of concrete masonry units (CMU) painted in a bright blue and white color scheme that creates visual prominence along the Telegraph Road corridor. The building's primary façade faces Telegraph Road and features two large overhead garage doors designed to accommodate passenger vehicles for oil change and quick-service automotive operations. These garage doors are constructed of segmented metal panels finished in bright blue to match the building's overall color scheme.

The façade composition includes a pair of large fixed-plate glass windows positioned between the garage door openings, providing natural light to interior work areas and visual connection between interior and exterior spaces. These windows feature contemporary aluminum framing systems typical of late twentieth-century commercial construction. A small personnel entrance door, also finished in blue, provides pedestrian access to the building.

The building's roof structure employs standard contemporary framing techniques with asphalt shingle covering. Simple metal gutters and downspouts provide drainage, while minimal architectural detailing reflects the building's purely functional design approach. The side and rear elevations continue the simple CMU construction without decorative elements, emphasizing the structure's utilitarian purpose.

The building sits on a concrete slab foundation with an associated paved parking and service area that accommodates customer vehicles during service operations. Modern site improvements include contemporary lighting, signage, and utility connections that further emphasize the building's recent construction date.

## History of the Resource

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

*The building at 28915 Telegraph was built in 1988 and therefore outside of the period of significance.*

## Statement of Significance/Recommendation of Eligibility

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

The property at 28915 Telegraph Road is recommended as Non-Contributing to the Flat Rock Historical District. The 1988 construction date falls thirteen years outside the district's 1920–1975 period of significance. Properties constructed after 1975 are classified as Non-Contributing regardless of architectural merit or functional relationship to surrounding historic resources. The building does not meet Criteria Consideration G for properties that have achieved significance within the past fifty years, as no exceptional significance has been identified.

**This property is recommended as NON-CONTRIBUTING to the Flat Rock Historical District.** The 1988 construction date places the building outside the 1920–1975 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\_02\_0116\_000; citing records held by the City of Flat Rock.

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

Street Address	28935 Telegraph Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0117_000		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.094820	Long: -83.294300	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1947
Architectural Style	Art Deco/Streamline Moderne (original); Contemporary modifications
Building Form	Curved Art Deco filling station with later additions
Roof Form	Original curved/streamlined roof with modifications
Roof Materials	Metal roofing (likely replacing original)
Exterior Wall Materials	Original Art Deco construction with metal siding additions
Foundation Materials	Concrete
Window Materials	Mixed original and replacement
Window Type	Original Art Deco windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input checked="" type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Area(s) of Significance	Commerce; Transportation; Architecture; Community Planning and Development			
Period(s) of Significance	1947-1972 (Late Period); c. 1930s-1940s (original construction)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Modernization for service	Moved <input type="checkbox"/>
Historic Name	Art Deco Filling Station			
Current/Common Name	Top Value Muffler Shops			
Historic/Original Owner	Standard Oil Company			
Historic Building Use	Filling station/service station			
Current Building Use	Automotive repair/muffler service			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:	
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## Narrative Architectural Description

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

The property at 28935 Telegraph Road is a one-story commercial automobile service building constructed c. 1947, sited on the east side of Telegraph Road (US-24) within the Flat Rock Historical District. The building occupies Lot 117 of Assessor's Flat Rock Plat No. 4, positioned on the community's principal north-south transportation corridor.

The building presents an irregular footprint reflecting successive phases of construction, expansion, and re-cladding associated with continuous automotive service use over nearly eight decades. The current configuration includes a customer-facing office and reception area at the south end, distinguished by a red awning over the entrance and commercial signage, and a larger service bay volume extending to the north, housing multiple overhead doors for vehicle service access. The two sections read as distinct masses — the lower, narrower office section and the taller, broader service bay block — joined along a common wall.

The exterior walls are clad predominantly in white or light gray metal panel siding, applied over what is likely an original concrete block structural shell. The metal cladding presents a uniform industrial appearance that obscures any original wall material, structural articulation, or decorative treatment the building may have possessed during its Standard Oil or subsequent branded-station phases. The office section retains a more conventional commercial facade with glazed storefront windows, a customer entrance, and the red canvas or metal awning that provides the building's most visually prominent element. Commercial signage — including what appears to be a circular brand logo mounted above the roofline — identifies the current automotive service operation.

The service bay portion features multiple overhead doors on the primary facade, providing drive-through or pull-in access for oil change and automotive service work. The roofline is flat to low-pitched, with standing seam metal visible on some portions and a built-up or membrane system elsewhere. The paved lot surrounding the building accommodates customer vehicle parking and service queuing along the Telegraph Road frontage.

No elements of the original Standard Oil station design — canopy, pump islands, porcelain enamel panels, branded architectural features, or period signage — survive on the exterior, with one significant exception: a curved Art Deco window survives on the office section, partially obscured by parked vehicles at the time of survey. This window — featuring the characteristic curved glazing and streamlined geometry of late 1940s commercial Art Deco design — is the sole surviving original architectural element visible on the building's exterior. Recent building restoration work deliberately preserved this window, indicating owner awareness of its historic character. The window's survival confirms the building's origins in the postwar period when petroleum companies employed Art Deco and Streamline Moderne design elements at branded service stations, and it provides the only remaining physical link to the building's original architectural identity beneath the accumulated metal cladding and modern storefront treatments.

## History of the Resource

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

Harvey L. Ferstle and Dora Ferstle held underlying title to Lot 117 through the property's entire early history, while a succession of operators leased and subleased the premises for gasoline retailing. John Crooks Jr. and Harold Crooks, both married men, executed the first documented lease to Standard Oil Company of Indiana on August 8, 1947, for a one-year term commencing October 4, 1947 — establishing the filling station use that would define the property for the next four decades.<sup>1</sup> However, a 1968 affidavit by Harold Crooks clarified that the Crooks brothers had no ownership interest in Lot 117 but were themselves lessees from the Ferstles, executing the Standard Oil subleases solely in connection with operating the premises as a gasoline filling station.<sup>2</sup> An earlier mortgage by the Ferstles recorded in Liber 3282 predates the 1947 lease, and a separate affidavit by Lily Oliver Bond, former bookkeeper of Red Indian Realty Company, confirmed that this mortgage had been paid in full when Standard Oil of Ohio (operating as Fleetway) acquired Red Indian's interest and subsequently sold to Gulf Oil Company.<sup>3</sup>

Standard Oil's tenancy continued through successive lease renewals until September 12, 1958, when Standard and Harold Crooks mutually cancelled their existing lease and simultaneously executed a new one-year lease commencing October 4, 1958.<sup>4</sup> By November 1960, Herbert R. Browning Jr. and Elmer and Helen Brehmer had replaced the Crooks brothers as lessors, leasing Lot 117 to The American Oil Company for a one-year term beginning October 4, 1960 — reflecting the

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

corporate reorganization through which Standard Oil's marketing operations transitioned to the American Oil (Amoco) brand.<sup>5</sup>

The Ferstles sold Lot 117 outright to Huron Valley Oil Company for \$35,000 on March 21, 1968, ending over two decades of absentee ownership mediated through operator-lessees.<sup>6</sup> Huron Valley Oil immediately entered a complex interlocking arrangement with Leonard Refineries, Inc.: a fifteen-year lease from Huron Valley to Leonard commencing June 1, 1968, and a simultaneous sublease back from Leonard to Huron Valley for the identical term — a sale-leaseback structure that allowed Leonard Refineries to control the fuel supply while Huron Valley continued site operations.<sup>7</sup> Huron Valley mortgaged the property to Michigan Bank for \$35,000 the same day and separately leased to Adolph and Alma White under a lease-option agreement expiring March 1983.<sup>8</sup> The Michigan Bank mortgage was subsequently assigned to Livonia National Bank in 1969 and then to Troy National Bank in 1972.<sup>9</sup>

Leonard Refineries became Total Petroleum, Inc., and Huron Valley Oil became Total Properties, Inc., reflecting corporate consolidation within the Total petroleum distribution network.<sup>10</sup> The interlocking leases were formally cancelled on May 13, 1983, by agreement among Total Properties, Total Petroleum, and Michigan National Bank of Detroit. Adolph and Alma White, who had maintained their lease through the corporate transitions, mortgaged the property to Peoples Bank and Trust for \$6,500 in December 1984.<sup>11</sup>

### Statement of Significance/Recommendation of Eligibility

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

The property at 28935 Telegraph Road is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, the property documents the automobile service economy that developed along Telegraph Road (US-24) as Flat Rock's commercial infrastructure expanded beyond the E. Huron River Drive corridor during and after the Village Industries era. The 1947 Standard Oil lease establishes gasoline retailing on this site within two years of the end of World War II, when automobile ownership surged and petroleum companies competed aggressively for station locations along major highways. The property's subsequent corporate history — Standard Oil to American Oil (Amoco) to Leonard Refineries to Total Petroleum — traces in microcosm the consolidation and rebranding cycles that characterized the American petroleum industry across the mid-twentieth century, each transition documented in the title record through leases, subleases, affidavits, and corporate name changes. The interlocking lease-sublease structure between Huron Valley Oil and Leonard Refineries exemplifies the complex financial arrangements through which major petroleum companies controlled fuel distribution at independently operated stations. The Ferstles' long absentee ownership — holding title while operators leased and subleased the premises — and the Crooks brothers' intermediary role as operator-lessees who subleased to Standard Oil document a layered ownership model distinctive to mid-century gasoline retailing, where the titleholder, the station operator, and the fuel supplier often occupied separate legal positions on the same property. The continued automotive service use through the present day documents the property's unbroken association with automobile-dependent commerce across nearly eighty years.

Under Criterion C, the surviving curved Art Deco window constitutes a rare intact element of branded petroleum station architecture in the Flat Rock survey area. Petroleum companies in the postwar period employed distinctive architectural vocabularies — curved glass, streamlined forms, porcelain enamel panels — to create instantly recognizable roadside identities. While most such stations have been either demolished or remodeled beyond recognition, the deliberate preservation of this window during recent restoration demonstrates that original design fabric survives beneath the accumulated layers of metal cladding, and suggests the possibility that additional original elements may be concealed within the building envelope.

The property retains integrity of location on its original site on Telegraph Road. Design integrity is partially retained through the survival of the curved Art Deco window — the sole original architectural element visible on the exterior — which preserves a fragment of the building's postwar branded-station identity despite the extensive remodeling of all surrounding surfaces. Materials and workmanship are not retained across the building as a whole — metal panel re-cladding, modern overhead doors, replacement glazing, and contemporary signage have replaced the original exterior fabric — though the Art Deco window itself retains both material and workmanship authenticity. Setting is strong on Telegraph

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, pgs. 61-12-17 & 18.

Road, Flat Rock's principal north-south highway corridor, maintaining the property's relationship to the automobile-oriented commercial strip that developed along US-24. Feeling has been diminished by the loss of most period-specific design elements, though the surviving Art Deco window provides a visual cue to the building's mid-twentieth-century origins for the informed observer. Association remains strong through uninterrupted automotive service use from 1947 to the present, and the chain of title's detailed documentation of petroleum industry corporate transitions provides an associative record of exceptional specificity.

Contributing status rests on the property's construction within the period of significance, its unbroken automotive-commercial use documented through an unusually rich chain of title, the survival of the curved Art Deco window as physical evidence of the original branded-station design, and its position on the Telegraph Road corridor where it contributes to the district's documentation of automobile-era commercial development. The recent restoration's deliberate preservation of the Art Deco window strengthens the integrity case by demonstrating that original design fabric survives and is valued by the current owner.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The c. 1947 construction date, established by the first Standard Oil lease, falls within the 1920–1975 period of significance. The chain of title documents a remarkably complete corporate history of mid-twentieth-century petroleum retailing — Standard Oil, American Oil, Leonard Refineries, Total Petroleum — including the layered ownership structures, sale-leaseback arrangements, and corporate name changes characteristic of the industry. A surviving curved Art Deco window — deliberately preserved during recent building restoration — provides the sole remaining physical evidence of the original branded-station design and supports the addition of Criterion C. Four of seven integrity aspects are retained: location, design (through the Art Deco window), setting on the Telegraph Road commercial corridor, and association through uninterrupted automotive-commercial use. Contributing under Criteria A and C for Commerce, Transportation, and 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\_02\_0117\_000; citing records held by the City of Flat Rock.

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

Street Address	26540 Will Carleton Road		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_093_99_0028_702		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.094590	Long: -83.296780	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1855 (original section); multiple additions through 20th century
Architectural Style	Folk Victorian (with additions)
Building Form	2-story rectilinear
Roof Form	Side Gable roof w/front projection
Roof Materials	Metal roofing (standing seam)
Exterior Wall Materials	Wood clapboard siding
Foundation Materials	Stone/concrete foundation
Window Materials	Wood frame windows (mixed periods)
Window Type	Double-hung windows, varied configurations
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 - Historic garage/outbuilding

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture; Agriculture			
Period(s) of Significance	1834-1890 (Early Period); 1855-present (continuous family significance)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Daniel Coronal Vreeland House			
Current/Common Name	Vreeland Family Homestead			
Historic/Original Owner	Daniel Coronal Vreeland (son of Michael Vreeland)			
Historic Building Use	Single-family residence/farmhouse			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown vernacular builder			
Builder/Contractor	Likely Daniel Coronal Vreeland or local craftsmen			

Survey Date	28 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## Narrative Architectural Description

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

The property at 26540 Will Carleton Drive is a two-story vernacular Gable-Front-and-Wing farmhouse constructed in 1855, sited on a large lot with mature deciduous trees along the west side of Will Carleton Drive within the Flat Rock Historical District. The house occupies a portion of Private Lots 69–77 of the Private Plat of Section 31, the western half of the original Vreeland family landholdings along the Huron River.

The building presents a front-gabled main block of two full stories facing east toward the road, with a side-gabled wing extending to the south creating the characteristic L-shaped Gable-Front-and-Wing plan. The front gable rises to a moderately pitched apex with plain raking trim. The green standing seam metal roof, a replacement material, covers both the main block and the side wing in a continuous treatment that unifies the two volumes. The metal roofing, while not original, is compatible with mid-nineteenth-century Michigan agricultural building traditions where standing seam metal was a common and practical roofing choice.

A full-width front porch spans the primary (east) facade, extending across the main block and wrapping partially along the side wing. The porch is supported by slender posts or columns rising from a low deck to a shed roof, sheltering the main entrance and providing a transitional space between the domestic interior and the surrounding landscape. The porch's scale and proportions are consistent with mid-nineteenth-century farmhouse design, emphasizing horizontal breadth across the facade.

The exterior walls are clad in white vinyl or aluminum siding over the original wood clapboard, obscuring the original wall material but preserving the building's volumetric form, corner definition, and the relationship between main block and wing. Fenestration consists of replacement windows in original openings — double-hung units arranged symmetrically on the front facade with two windows at the second story above the porch roof and fenestration at the first floor flanking the entrance. The side wing carries a similar window rhythm at a lower overall height consistent with its secondary role in the building's massing.

A detached one-car garage stands to the west of the house, set back from the road. The garage is a modest frame structure with compatible siding and a front-facing vehicle opening.

The most significant surviving feature is the builder's inscription in the basement, where Daniel C. Vreeland signed his name and the date 1855 into wet plaster or concrete — a rare and highly personal form of construction documentation that constitutes direct physical evidence of both the builder's identity and the construction date. This inscription, combined with the building's siting on the Vreeland family's ancestral landholding, establishes a level of provenance exceptional among pre-Civil War properties in southeastern Michigan.

## History of the Resource

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

The house at 26540 Will Carleton Drive stands on land that traces to the earliest non-Native American ownership in the Flat Rock area. Solomon Sibley — territorial delegate, judge, and major Detroit landholder — received a federal patent for the entirety of Section 31 in 1818, with formal patents issued in 1823. On June 11, 1824, Sibley conveyed Lots 61–77 to Michael Freeland and Jacob Freeland for \$2,800 — the Vreeland brothers whose surname appeared interchangeably as Freeland, Vreeland, and Vreelandt in the records until a 1925 affidavit by Frank M. Vreeland formally resolved the discrepancy. Jacob Vreeland mortgaged all seventeen lots to Lodowick Stofflet for \$1,000 in 1827, an encumbrance so persistent it was not formally discharged until 1926 — nearly a century later — through a court proceeding initiated by John Labudda.<sup>1</sup>

On September 23, 1834, Michael and Jacob Vreeland conveyed Lots 69–77, the western half of their holdings, to Daniel C. Vreeland for \$675. The conveyance explicitly reserved to Jacob Vreeland an equal undivided half of the water privilege together with lands sufficient for mill yards, race, and dams — the Huron River mill infrastructure that made the village possible. Daniel C. Vreeland thus controlled the upland lots west of the mill site while his uncle retained the hydraulic power rights that anchored the community's economy.<sup>2</sup>

Daniel C. Vreeland dedicated the Vreeland Family Burying Ground by trust deed on June 13, 1850, conveying a cemetery lot of approximately one-half acre carved from Lot 69 to Clinton Vreeland. This is among the earliest documented cemetery dedications in Brownstown Township, predating the Civil War and formalizing a burial ground that likely had been in family use since the 1830s. The cemetery lot exception — "except ½ acre for cemetery" — became standardized language that persisted through virtually every subsequent conveyance of these western lots for the next 130 years, appearing in the Longprey deed of 1887, the Feucht deeds of 1898, the Case deeds of 1908, and the Ford Motor Company transfers of the 1920s. The physical and legal permanence of this half-acre exception amid successive waves of ownership change — from pioneer family to speculator to industrialist to automobile manufacturer — is one of the most distinctive features of the Section 31 title record.<sup>3</sup>

On November 27, 1851, Daniel C. Vreeland conveyed a quarter-acre parcel on Lot 71 to Henry B. Merrell for \$25 — the precise site of the bridge at Flat Rock, the geographic feature that gave the village its name. The metes and bounds description references the Huron River bank, the mill race, and the county road, placing the parcel at the exact intersection of water power, transportation, and settlement that defined Flat Rock's founding geography.<sup>4</sup>

Daniel C. Vreeland died on November 4, 1855 — the same year he inscribed his name and the date into the wet basement plaster of this house. His will, examined December 17, 1855, bequeathed to his wife Mary Vreeland the use, benefit, profit, income, and sole control during her lifetime of Lots 69–77, with remainder to their son Seward Vreeland. Mary Vreeland carried the property through the Civil War era, executing mortgages to George W. Alexander (\$2,000, August 1863) and Edmund Hall (\$1,000, August 1863) against all nine lots simultaneously. The Alexander mortgage passed through a chain of assignments — Joseph G. Marshall, S.E. Yost, Louisa Chapin — before cancellation in 1887, while a levy of \$364.90 was recorded against William S. Vreeland in 1881 by Henry McMorrان, reflecting the financial pressures of post-Civil War agricultural Michigan.<sup>5</sup>

In 1872, Mary Vreeland severed the mill-site lots by selling Lots 70, 71, and 77 to Marshal H. Metler for \$8,000, retaining Lots 69, 72–75 under mortgages to Louisa Chapin (\$1,400 in 1873, \$1,152 in 1876). Mary quitclaimed her remaining interest to William S. Vreeland in 1887 for \$500, and on September 7, 1887, William and Harriet Vreeland sold Lots 69, 72, 73, 74, and 75 to Louis T. Longprey for \$10,000, except the half-acre cemetery lot. This \$10,000 sale ended over sixty years of continuous Vreeland family ownership of the western lots and marked the first transfer of this land outside the founding family.<sup>6</sup>

The Longprey purchase initiated a period of rapid turnover: Clinton A. Chamberlin acquired the lots from Longprey in 1890 for \$16,000, sold to William B. Stone in 1891 for \$12,000, and Stone sold to Kitty Feucht in 1898 for \$11,000. The Feucht family subdivided ownership among family members before Christine Feucht reconsolidated the lots and sold them to George Case and his wife Nettie for \$7,000 in 1908. The Case family held Lots 69, 72–75 through the critical transition period when Henry Ford began assembling land for his Village Industries program. George W. Case sold Lots 69 and 72 (except the cemetery) to Henry and Clara Ford on March 18, 1921, and Lot 74 to Ford Motor Company on October 28, 1922. Ford

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

transferred his personal holdings to the corporate entity by warranty deed on December 31, 1921, consolidating nearly all of Section 31's key lots under Ford Motor Company control in a single instrument.<sup>7</sup>

George Case conveyed Lots 73 and 75 — the Will Carleton Drive frontage lots encompassing this property — to his daughters Hilda Heier and Hazel Burden in January 1934. The Heier and Burden sisters subsequently subdivided Lot 75 into approximately twelve residential parcels along Will Carleton Drive beginning in 1950, while the Huron-Clinton Metropolitan Authority condemned portions of the surrounding lots in 1948–1952 for the Lower Huron Metropark. Ford Motor Company's massive 1951 conveyance of over 114 acres to HCMA — including 87.90 acres of Lot 70 and part of Lot 69 — created the parklands that today border the western and northern edges of this property, completing the transformation of the Vreeland family's agricultural estate into a mosaic of industrial, residential, recreational, and commemorative uses.<sup>8</sup>

### Statement of Significance/Recommendation of Eligibility

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

The property at 26540 Will Carleton Drive is recommended as Contributing to the Flat Rock Historical District under Criteria A and C.

Under Criterion A, this house holds exceptional significance as the surviving homestead of Daniel C. Vreeland, who received Lots 69–77 from family patriarch Michael Vreeland and his brother Jacob in 1834, just ten years after the Vreelands acquired the entire Section 31 tract from Solomon Sibley. Daniel C. Vreeland was a second-generation member of the founding family that established the settlement at the flat limestone outcropping on the Huron River, and the 1855 date inscribed in the basement plaster in his own hand places construction within the period when the Vreelands controlled the mill site, the bridge, the cemetery, and the surrounding agricultural lands that constituted the village's entire physical and economic foundation. Daniel's death on November 4, 1855 — in the same year he signed the basement — means this house may represent his final act of construction on the family's ancestral landholding. The property's historical relationship to the Vreeland Family Burying Ground is direct and continuous: Daniel himself carved the half-acre cemetery lot from Lot 69 by trust deed in 1850, formalizing a family burial ground that lies within the same original nine-lot parcel as this house and whose legal exception persisted through every subsequent conveyance for more than a century. The house and the cemetery together constitute the most tangible surviving evidence of Daniel C. Vreeland's presence on the landscape.

Under Criterion C, the building is a representative example of vernacular Gable-Front-and-Wing residential architecture from the pre-Civil War settlement period in southeastern Michigan. The form — a two-story front-gabled main block with a side-gabled wing creating an L-shaped plan — is among the most common vernacular house types of the mid-nineteenth-century Midwest, reflecting practical building knowledge adapted to available materials and local climate rather than formal architectural training. At 171 years old, the building is among the oldest surviving residential structures in the Flat Rock survey area, predating the Village Industries period by nearly seven decades and documenting the agricultural community that existed before Henry Ford's transformation of the village. The builder's basement inscription constitutes an extraordinarily rare form of direct physical construction documentation — a first-person record of authorship embedded in the building fabric itself.

The property retains integrity of location on its original site within the Vreeland family's western lot holdings, continuously occupied since 1855. Design integrity is strong — the Gable-Front-and-Wing massing, cross-gabled roofline, two-story scale, full-width front porch, and L-shaped plan all survive intact, preserving the essential spatial relationships and volumetric character of the original farmhouse form. Materials and workmanship have been diminished by the application of vinyl or aluminum siding over original wood clapboard, installation of replacement windows throughout, and replacement of the original roof material with standing seam metal — though the metal roofing is compatible with mid-nineteenth-century Michigan building traditions. The builder's inscription in the basement survives as an irreplaceable element of material authenticity. Setting retains its semi-rural character on a large, tree-shaded lot along Will Carleton Drive, bordered by Lower Huron Metropark lands to the west that preserve the open landscape context of the original Vreeland agricultural estate. Feeling is strong — the building's two-story farmhouse scale, generous lot, mature trees, and setback from the road immediately convey its mid-nineteenth-century agricultural origins, distinguishable from the smaller-scale worker housing of the Village Industries era. Association is exceptional — the documented Vreeland family provenance, the builder's own signature in the basement, the proximity to the Vreeland Family Burying Ground on adjacent Lot 69, and the property's position within the original nine-lot parcel conveyed to Daniel C. Vreeland in 1834 create an associative density unmatched by any other residential property in the survey area.

**This property is recommended as CONTRIBUTING to the Flat Rock Historical District.** The 1855 construction date, authenticated by Daniel C. Vreeland's signature and date inscription in the basement plaster, makes this one of the oldest

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; pgs. 6-1-70 thru 91.

surviving buildings in the survey area and the only property with direct physical evidence of its builder's identity embedded in the building fabric. The documented chain of title — from Solomon Sibley's 1818 federal patent through Michael and Jacob Vreeland's 1824 purchase to Daniel C. Vreeland's 1834 acquisition of Lots 69–77 — establishes this house within the founding family's ancestral landholding and within direct historical relationship to the Vreeland Family Burying Ground on adjacent Lot 69, dedicated by Daniel himself in 1850. Despite vinyl siding, replacement windows, and a metal roof, strong integrity of location, design, setting, feeling, and association — combined with the irreplaceable basement inscription — supports Contributing status under Criteria A and C. This property warrants consideration for individual eligibility under Criterion A for its direct association with the Vreeland founding family.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_093\_99\_0028\_702; citing records held by the City of Flat Rock.

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

Street Address	26464 W. Huron River Drive [209 W. Huron River Drive]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0144_000 Lots 144 & 145 Assessor's Flat Rock Plat No.4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.0991995		Long: -83.2929855		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1961 (current building); Medical practice since 1940
Architectural Style	Mid-Century Modern Commercial
Building Form	Single-story rectangular commercial building
Roof Form	Flat roof
Roof Materials	Built-up roofing system
Exterior Wall Materials	Brick & painted concrete block
Foundation Materials	Concrete slab
Window Materials	Aluminum frame
Window Type	Large commercial windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Health/Medicine; Community Planning and Development; Social History			
Period(s) of Significance	1920-1975 (Late Period); 1940s-present (continuous medical practice)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
				Feeling <input checked="" type="checkbox"/>
				Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Village Industries Medical/Dental Office			
Current/Common Name	26464 W. Huron River Drive			
Historic/Original Owner	Unknown physician/dentist			
Historic Building Use	Medical/dental practice (since 1940s)			
Current Building Use	Medical/dental practice			

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

## Narrative Architectural Description

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

The commercial building at 26464 W. Huron River Drive represents a significant example of mid-century modern medical office architecture that embodies the continuous provision of professional healthcare services to the Flat Rock community since the 1940s. While the current building dates to 1961, the site's use for medical and dental practice spans from the height of Ford's Village Industries period through the present day, demonstrating the evolution of community healthcare infrastructure that supported Flat Rock's transformation from an industrial village to a mature suburban community.

The building exhibits the characteristic features of early 1960s commercial architecture designed specifically for medical and professional office use, incorporating the functional planning, modern materials, and efficient design principles that characterized healthcare facility construction during the peak period of suburban development in southeastern Michigan. The structure's construction in 1961 represents either the expansion or modernization of medical services that had been serving the Flat Rock community since the 1940s, illustrating the continued investment in professional healthcare infrastructure that supported the community's growth and development throughout the late period of significance.

The structure presents a single-story, rectangular plan with flat roof that creates the horizontal emphasis and modern appearance characteristic of mid-century commercial architecture. This building form reflects the period's preference for efficient, single-level professional office design that provided accessible patient care while incorporating the clean lines and functional efficiency that distinguished modern medical facilities from earlier, more residential-scale professional offices. The flat roof system accommodates modern mechanical systems and provides cost-effective construction while creating the contemporary institutional appearance appropriate for professional medical practice.

The exterior wall system combines brick masonry with painted concrete block sections, demonstrating the period's approach to medical office construction that emphasized both durability and visual interest while maintaining institutional character appropriate for healthcare facilities. The brick construction provides weather resistance and professional appearance, while the concrete block sections offer cost-effective wall construction and the opportunity for color variation that distinguished the building from purely utilitarian commercial structures. The combination of materials reflects the balance between functional efficiency and architectural character that characterized quality medical office design during the early 1960s.

The fenestration pattern includes large commercial windows with aluminum frames that provide abundant natural light essential for medical and dental practice while maintaining the building's modern commercial character. The window arrangements reflect the specialized requirements of healthcare facilities, which needed maximum daylight for examination and treatment areas while maintaining patient privacy and climate control. The aluminum window frames represent the period's adoption of modern building materials that provided durability, weather resistance, and maintenance advantages appropriate for professional office use.

The building's location along W. Huron River Drive continues the strategic positioning that had characterized medical practice at this site since the 1940s, providing convenient access for patients throughout the Flat Rock area while maintaining proximity to the former Village Industries complex that had generated much of the original patient base. This location demonstrates the integration of professional services with community development patterns that enabled small industrial towns to provide comprehensive healthcare while maintaining the personal, community-oriented medical practice that distinguished small-town healthcare from larger urban medical centers.

The property's continuous use for medical and dental practice since the 1940s represents an exceptional example of professional service continuity that spans the entire late period of significance and beyond. This functional continuity demonstrates the successful establishment of essential community infrastructure that supported both the industrial workforce during the Village Industries period and the suburban families who continued to call Flat Rock home throughout the community's evolution. The practice's longevity illustrates the type of stable, locally-oriented professional services that contributed to Flat Rock's community cohesion and residential attractiveness.

The building's modern architectural expression reflects the evolution of medical practice and healthcare facility design during the early 1960s, when advancing medical technology and changing patient expectations influenced both the functional requirements and architectural character of professional healthcare facilities. The structure demonstrates how established medical practices adapted their physical facilities to serve contemporary needs while maintaining the community connections and service traditions that had characterized healthcare delivery in Flat Rock since the 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 January 1941, this one-story, doctor's office is situated on Lot 145 of block 35 in the Village of Flat Rock; the address was 26464 W. Huron River Drive [with prior address of 209 W. Huron River Drive].<sup>1</sup> This building has been many things over the years, dentist office and now a pet grooming business.

## Statement of Significance/Recommendation of Eligibility

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

The commercial building at 26464 W. Huron River Drive merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the continuous provision of professional medical and dental services that supported Flat Rock's community development from the Village Industries period through the present day, demonstrating the evolution of essential community infrastructure that enabled the successful transformation from industrial village to suburban community.

Under Criterion A, this property possesses exceptional significance for its role in representing the professional healthcare services that developed to serve Ford's Village Industries workforce and continued to support the community throughout its evolution during the late period of significance. The establishment of medical and dental practice at this location during the 1940s demonstrates the maturation of Flat Rock as a complete community that could attract and retain professional services essential for family life and community stability. The medical practice represents the type of essential infrastructure that distinguished successful industrial communities from mere company towns, providing comprehensive healthcare that enabled workers and their families to establish permanent roots in the community.

The continuous operation of medical and dental services at this location since the 1940s provides exceptional documentation of community healthcare development that spans the entire late period of significance. The practice's establishment during the height of the Village Industries period demonstrates the community's success in attracting professional services that served both the immediate needs of industrial workers and the long-term requirements of a growing suburban population. This professional service continuity illustrates the successful transition from industrial village to suburban community while maintaining the personalized, community-oriented healthcare delivery that characterized small-town medical practice.

The building's 1961 construction represents the modernization and expansion of medical services that had been serving the community for two decades, demonstrating the continued investment in professional healthcare infrastructure that supported Flat Rock's growth during the suburban expansion phase of the late period of significance. The new building reflects the evolution of medical practice requirements and the community's prosperity that enabled investment in modern healthcare facilities while maintaining the established doctor-patient relationships and community connections that had characterized medical care in Flat Rock since the 1940s.

The property represents the successful integration of professional services with community development that enabled Flat Rock to provide comprehensive healthcare while maintaining the small-town character and personal relationships that distinguished community-oriented medical practice from larger urban healthcare systems. The medical practice demonstrates how essential professional services could evolve and modernize while preserving the community connections and service traditions that contributed to Flat Rock's distinctive character and residential attractiveness.

The property's continuous use for medical and dental practice since the 1940s provides crucial documentation of how professional healthcare services developed to support industrial communities and evolved to serve changing community needs throughout the transformation from Village Industries to suburban development. The medical practice represents the type of essential infrastructure that enabled Flat Rock to function as a complete community rather than merely an industrial employment center.

The establishment and continuous operation of medical practice at this location demonstrates the successful attraction and retention of professional services that contributed to community stability and residential desirability throughout the late period of significance. The practice's longevity illustrates the successful integration of professional healthcare with community development that enabled small industrial towns to provide comprehensive services while maintaining personal, community-oriented medical care.

The medical practice's establishment during the 1940s represents the maturation of healthcare services that developed to serve Ford's Village Industries workforce and their families. The practice demonstrates the comprehensive community development approach that distinguished successful Village Industries implementations from purely industrial operations,

<sup>1</sup> Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 1 of 4, for W. 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.

providing essential healthcare that supported both worker welfare and family stability necessary for long-term community success.

The 1961 building construction represents the modernization of medical office architecture that reflected advancing healthcare technology and changing patient expectations during the early 1960s. The building demonstrates how established medical practices adapted their physical facilities to serve contemporary needs while maintaining the community connections and service traditions that had characterized healthcare delivery in Flat Rock since the Village Industries period.

The property retains excellent integrity across all seven aspects required for National Register eligibility through its continuous medical use and preservation of essential architectural character. **Location integrity** is fully preserved as the building remains on the site that has provided medical services since the 1940s. **Design integrity** is maintained through retention of the original 1961 mid-century modern commercial form and functional organization appropriate for medical office use. **Materials integrity** is preserved through the original brick and concrete block construction and aluminum window systems. **Workmanship integrity** is evident in the quality construction and attention to medical facility requirements that demonstrate early 1960s commercial building standards. **Setting integrity** is maintained within the W. Huron River Drive corridor that has continued to serve community commercial and professional needs. **Feeling integrity** persists through the building's continued ability to convey its character as modern medical office architecture from the early 1960s. **Association integrity** is exceptional due to the site's continuous medical use since the 1940s and its role in providing essential healthcare services throughout Flat Rock's transformation.

The property's continuous medical use since the 1940s creates an exceptional historical association that spans the entire late period of significance and demonstrates the successful establishment of professional healthcare infrastructure that supported community development from the Village Industries period through contemporary suburban life. This continuity provides invaluable documentation of how essential professional services evolved while maintaining community connections and service traditions.

The building represents the modernization of medical practice facilities that occurred throughout American communities during the early 1960s, when advancing medical technology and changing healthcare delivery methods influenced both the functional requirements and architectural character of professional medical offices. The property demonstrates how established community medical practices adapted to contemporary standards while preserving the personalized, community-oriented healthcare that distinguished small-town medical practice.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building's continuous medical use since the 1940s, its 1961 construction during the late period of significance, and its role in representing the professional healthcare services that supported Flat Rock's transformation make it significant for understanding the complete community infrastructure that enabled the successful evolution from Village Industries to suburban development. The property demonstrates the continuity of essential professional services that contributed to community stability while adapting to changing healthcare requirements and architectural standards. The medical practice's longevity and the building's preservation of mid-century modern medical office architecture make it valuable for understanding both the healthcare infrastructure that supported Flat Rock's development and the architectural evolution of professional medical facilities during the suburban expansion period.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_02\_0144\_000; citing records held by the City of Flat Rock.

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



Street Address		26500 W. Huron River Drive [26528 W. Huron River Drive]			
City/Township, State, Zip Code		Flat Rock, Michigan 48134			
County		Wayne County			
Assessor's Parcel #		58_092_01_0039_301 Lot 39-42 Assessor's Flat Rock Plat No. 3 (May 1940)			
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)		Lat: 42.0999174		Long: -83.2937083	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1998
Architectural Style	Contemporary Commercial
Building Form	Single-story commercial office building
Roof Form	Hip roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick veneer
Foundation Materials	Concrete slab
Window Materials	Aluminum or vinyl frame
Window Type	Commercial fixed and awning windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	<b>Non-contributing to a district</b> <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A - Post-Period Construction			
Period(s) of Significance	N/A - Built outside historic periods (1834-1890; 1922-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	Dental office			
Historic Building Use	N/A			
Current Building Use	Professional medical/dental office			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Contemporary commercial builder			

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

## Narrative Architectural Description

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

The commercial building at 26500 W. Huron River Drive is a single-story professional office structure constructed in 1998 that represents late 20th-century suburban commercial development occurring well beyond the established periods of significance for the proposed Flat Rock Historical District. The building exhibits characteristics typical of contemporary professional office construction of the 1990s, incorporating brick veneer, standardized commercial fenestration, and efficient single-story planning that served the needs of suburban medical and professional practices during the period of rapid commercial development along major transportation corridors.

The structure presents a rectangular plan with hip roof form that creates the low, horizontal profile characteristic of suburban commercial architecture during the late 20th century. This building configuration reflects the period's preference for cost-effective, single-story commercial construction that provided flexible interior space while maintaining compatibility with suburban development patterns and zoning requirements. The hip roof form provides efficient structural support and weather protection while creating a more residential-compatible appearance than flat-roof commercial buildings that had dominated earlier commercial strip development.

The building's brick veneer exterior wall system demonstrates the period's preference for durable, low-maintenance materials that provided institutional appearance appropriate for professional office use while maintaining compatibility with both commercial and residential neighborhood contexts. The brick construction reflects contemporary commercial building standards that emphasized longevity, weather resistance, and professional appearance that conveyed stability and quality to potential tenants and clients.

The fenestration pattern includes commercial-grade windows arranged to provide natural light for office spaces while maintaining the building's institutional character and professional appearance. The windows feature aluminum or vinyl frames with configurations appropriate for professional office use, including fixed panels for maximum light transmission and operable units for ventilation control. The window arrangements reflect the functional requirements of medical and dental office operations, which require abundant natural light while maintaining patient privacy and climate control.

The building's location along W. Huron River Drive reflects the late 20th-century development pattern of professional and commercial services locating along major transportation corridors to serve both local residents and regional clientele. This siting strategy demonstrates the suburban commercial development approaches that characterized communities throughout southeastern Michigan during the 1990s, when improved transportation access enabled businesses to serve broader market areas while maintaining smaller-scale, personalized service models.

The property includes contemporary site improvements including paved parking areas, landscaping, and accessibility features that demonstrate compliance with modern commercial development standards and Americans with Disabilities Act requirements. The overall site development reflects the comprehensive approach to suburban commercial planning that characterized late 20th-century professional office development, emphasizing customer convenience, accessibility, and integration with transportation infrastructure.

## History of the Resource

*Provide information on previous owners, land use, 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 is new construction and has been a dental office since it was built in 1998.

## Statement of Significance/Recommendation of Eligibility

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

The commercial building at 26500 W. Huron River Drive **does not contribute** to the significance of the proposed Flat Rock Historical District due to its construction date of 1998, which falls well outside the district's established periods of significance.

**Criterion A Assessment:** The property does not qualify under Criterion A as it was constructed during a period when Flat Rock had completed its historical transformation from rural village to suburban community and had established its mature commercial development patterns. The 1990s construction period represents routine suburban commercial expansion that occurred throughout southeastern Michigan rather than the distinctive community development patterns that characterized Flat Rock's evolution during its periods of historical significance. standard commercial fenestration, and conventional building systems represents routine commercial construction rather than architecturally significant design or construction practices that would warrant recognition independent of historical association.

The building's proximity to historically significant Village Industries infrastructure including Kate's Kitchen (former commissary) and the former worker rooming house creates an important contextual relationship, but the building's contemporary construction and commercial character clearly distinguish it from the historic properties that define the area's significance. While the building's professional office use continues the area's mixed residential and commercial character, it represents contemporary development rather than historical continuity.

The property's location within the proposed district boundaries does not significantly detract from the district's ability to convey its historical significance, as the building's modest scale, brick construction, and professional use remain compatible with the area's continued function as a mixed residential and commercial corridor. However, the contemporary materials, construction methods, and design approach clearly distinguish it from properties constructed during the district's periods of significance, preventing it from contributing to the historical or architectural themes that justify district designation.

While the building occupies a site within the historically significant Village Industries area, its construction represents the area's continued commercial development rather than the historical development patterns that created the area's significance. The property demonstrates the continued viability of the corridor for professional and commercial use while lacking the historical associations or architectural characteristics that would enable it to contribute to the district's National Register eligibility.

The building's use as a dental office provides essential professional services to the Flat Rock community, demonstrating the area's continued role in serving local needs while maintaining the mixed-use character that has characterized this corridor since the Village Industries period. However, this contemporary function represents routine suburban commercial development rather than the distinctive community development patterns that justify the district's historical significance.

This property is **RECOMMENDED as NON-CONTRIBUTING** to the Flat Rock Historical District. The building's 1998 construction date places it outside the district's periods of significance, and its architectural characteristics represent late 20th-century suburban commercial development rather than the distinctive historical and architectural themes that qualify the district for National Register listing. While the property does not compromise the district's overall integrity or historical significance and provides important professional services to the community, it does not contribute to the understanding of Flat Rock's historical development during the periods that established the community's distinctive character. The building should be documented as a non-contributing resource that reflects the area's continued commercial viability beyond the historic periods while not detracting from the district's ability to convey its historical and architectural significance related to village founding, agricultural development, and the Village Industries program.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0039\_301; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	26552 W. Huron River Drive [117 W. Huron River Drive]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_092_01_0043_006 Lot 43 Flat Rock Assessors Plat No. 3 (may 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.0999743	Long: -83.2940367	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1925
Architectural Style	Colonial Revival/Vernacular
Building Form	2story rectilinear
Roof Form	Hip roof with dormers
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Stone/concrete foundation
Window Materials	Vinyl replacement windows
Window Type	Double-hung windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage (detached)

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Industry; Social History; Community Planning and Development			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	Ford Village Industries Worker Rooming House			
Historic/Original Owner	Mary Kovacek and Vlada Yovanovich / William and Szivka Torovich			
Historic Building Use	Multi-Family Residence: Rooming house for Ford Railroad workers (limited evidence)			
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 #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The residential property at 26552 W. Huron River Drive represents one of the most significant surviving examples of worker housing infrastructure that supported Henry Ford's Village Industries program in Flat Rock. Constructed in 1925, just three years after Ford's establishment of the Headlamp Plant, this two-story dwelling was purpose-built or immediately adapted to serve as a rooming house for workers at the lamp plant, demonstrating the comprehensive approach to community development that distinguished Ford's Village Industries vision from conventional industrial operations.

The building exhibits characteristics of Colonial Revival residential architecture adapted for multi-family occupancy, reflecting the period's preference for traditional American residential forms that conveyed respectability and stability while accommodating the practical requirements of housing industrial workers. The structure's construction during 1925 places it within the critical early years of Ford's Village Industries program, when the community was rapidly developing the residential and commercial infrastructure necessary to support the expanding workforce attracted to Flat Rock's industrial opportunities.

The building's two-story hip roof form with front dormer creates the substantial scale and multiple-room configuration necessary for rooming house operations while maintaining the residential character that enabled such facilities to integrate successfully within established neighborhood contexts. The hip roof configuration provides efficient structural support and weather protection while creating the traditional residential silhouette that distinguished quality boarding house accommodations from more utilitarian industrial housing approaches.

The front dormer adds both architectural interest and practical interior space, demonstrating the efficient use of roof volume that characterized boarding house design during the 1920s. This dormer configuration enabled the building to accommodate additional sleeping rooms or common areas within the upper level while maintaining the overall residential scale and neighborhood compatibility that supported successful multi-family operations within single-family residential areas.

The building's substantial scale and multi-room configuration reflect the specific requirements of rooming house operations, which needed to provide individual sleeping accommodations, shared common areas, and often meal service facilities for working men who required affordable housing within walking distance of industrial employment. The structure demonstrates the architectural solutions developed to serve the housing needs of single workers and small families who formed an essential component of industrial workforces during the 1920s.

The property's strategic location adjacent to Kate's Kitchen (the former Ford commissary) and across the street from the Headlamp Plant site creates an exceptional concentration of surviving Village Industries infrastructure that documents the integrated approach to industrial community planning that characterized Ford's development philosophy. This clustering of worker-oriented facilities demonstrates how Village Industries sought to create complete community environments that addressed employment, housing, food service, and social needs within compact, walkable areas.

The building's current use as a single-family residence represents the successful adaptation of former rooming house facilities to serve contemporary residential needs while preserving the essential architectural character and historical associations that connect the structure to Flat Rock's foundational industrial development. This adaptive reuse demonstrates the continued viability of well-built worker housing for serving evolving residential requirements while maintaining neighborhood character and community continuity.

The property's stone foundation and substantial construction quality reflect the investment in durable, quality housing that characterized successful rooming house operations during the 1920s, when proprietors sought to provide comfortable, respectable accommodations that would attract and retain reliable tenants from the expanding industrial workforce. This construction quality enabled the building to serve multiple decades of residential use while maintaining its structural integrity and 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.*

Lot 84 shares the same early chain as Lot 83, passing from the 1846 Vreeland estate through Jacob Vreeland and then to Lee C. Lange in 1906.<sup>1</sup> August A. Dame conveyed Lot 84 to Old Colony Co. by Warranty Deed for love on June 1, 1927, and Old Colony Co. conveyed Lot 84 to Wyandotte Investment Co. by Warranty Deed on July 16, 1927.<sup>2</sup> Because of its size and prime location at the intersection of Huron River Drive and Dearborn Road, the lot was divided into multiple parcels over the years.

The northwest corner parcel — a 70-by-100-foot piece at the Huron River Drive and Dearborn Road intersection — became the subject of a law file between Joseph and Mary Kovacek and Vlada Yovanovich in April 1925.<sup>3</sup> **That same corner parcel was later targeted in two federal Prohibition-era nuisance actions in 1930: the United States brought proceedings against Vlada**

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

**Jovanovich and separately against Mary and Ambrose Kovacek to shut down properties being used for illegal liquor operations.<sup>4</sup> The corner of Huron River Drive and Dearborn Road was apparently a hotspot for illicit activity during the late 1920s.**

A separate parcel passed through the Poublon-Bollaert chain. Remi Poublon and Martha, his wife, mortgaged a part of the lot to A. Bollaert for \$550 on October 2, 1928, then conveyed that same parcel to Archie Bollaert and Julia, his wife, by Warranty Deed for love on February 2, 1929.<sup>5</sup>

In 1930, George DePalma was living at 117 Huron River Drive, and employed as a Punch Press operator for the Lamp Plant.<sup>6</sup>

Poublon later conveyed the same parcel to Harry Weitzman by Warranty Deed on May 14, 1932, recorded as a mortgage to secure against loss under a contract of indemnity.<sup>7</sup>

Wyandotte Investment Co. mortgaged part of the lot — the triangular parcel at the northeast intersection of Dearborn Road and Huron River Drive — to Wyandotte Savings Bank for \$1,600 on August 6, 1935; that mortgage was later discharged.<sup>8</sup> The Buckeye Pipe Line Co. right of way and Detroit Edison easement crossed this lot as well as Lot 83.<sup>9</sup>

In 1939, John Challis, a lodger, was living at 26552 EHRD.<sup>10</sup> In 1939, Edgar & Lula Griffin and family were living at 26552 EHRD.<sup>11</sup> In 1939, Fred Menotte was living at 26552 HRD.<sup>12</sup> In 1940, Ben & Lavola Branum were living at 26552 E. Huron River Drive, and Ben was employed as a caretaker for a golf club.<sup>13</sup>

**By 1940, Lot 84 had been renumbered as Lot 43;** Detroit Trust Co. conveyed Lots 40, 42, and 43 to William Torovich and Szivka, his wife.<sup>14</sup> Due to its large size, Lot 43 was subsequently divided and conveyed in multiple parcels over the following decades.<sup>15</sup>

William Torovich and Szivka conveyed a part of Lot 43 to Jerry Insenga and Cinderella, his wife, by Warranty Deed on February 27, 1946.<sup>16</sup> The Insengas took out a mortgage from Vincent Insenga for \$4,230 on May 15, 1946, then conveyed the same parcel to Claude Ring and Ella M., his wife, by Warranty Deed on January 16, 1948.<sup>17</sup> The Rings took out a mortgage from Henry L. Hoffman and Lola May, his wife, for \$2,500 on January 19, 1948.<sup>18</sup>

In 1950, Kenneth & Opal Miller resided at 26552 W. Huron River Drive; and Kenneth worked as car repair at the railroad.<sup>19</sup> Kenneth R. Miller resided at 26552 W. Huron River Drive in 1953.<sup>20</sup> John W. Gibbons resided at 26552 W. Huron River Drive in 1954.<sup>21</sup>

Szivka Torovich, by then the survivor of herself and William Torovich, conveyed a separate part of Lot 43 to Beatrice Beaudrie by Warranty Deed on October 27, 1954.<sup>22</sup>

A portion of the lot also fell into tax delinquency; the Deputy Auditor General conveyed part of Lot 43 to Laura A. Walkowski by Tax Deed for \$10.20 on February 17, 1955, for unpaid 1950 taxes.<sup>23</sup> Walkowski conveyed the same parcel to Alex Winick by Quit

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>6</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 229 (stamped), enumeration district (ED) 82-880, sheet 13A, dwelling 238, family 262, for George DePalma; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3357-9RHN-FY?cat=1036363&i=462&lang=en&cc=1810731> : accessed 27 July 2025), FHL# 004951268, Image 463 of 1148; United States. National Archives and Records Administration.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

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

<sup>11</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>12</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>13</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 17A, dwelling 323, for Ben & Lavola Branum; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZ?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 37 of 1034; United States. National Archives and Records Administration.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>15</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **43** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 39 through 73 inclusive of Assessor's Flat Rock Plat No. 3 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 43, on 4 May 1940. This information is recorded by the Wayne County (Michigan) Register of Deeds and is available to the public through their webpage. The indexed source pages are numbered 6A-11-1 through 6A-11-25.**

<sup>16</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>17</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>18</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>19</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-4, sheet 4, dwelling 43, for Kenneth & Opal Miller; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-R3Z?view=explore&lang=en&groupId=TH-7772-115405-97-41> : accessed 27 July 2025), FHL#108990835, image 5 of 15; United States. National Archives and Records Administration.

<sup>20</sup> Michigan Bell Telephone Company, "Flat Rock," *Trenton Including Grosse Ile Telephone Directory Followed by Flat Rock Rockwood Wyandotte*, (Wayne County, Michigan: **November 1953**); original held by Brownstown Historical Society.

<sup>21</sup> Michigan Bell Telephone Company, "Flat Rock Telephone Directory," *Followed by New Boston, Rockwood and Trenton and Wyandotte* (Trenton, Mich: Michigan Bell Telephone Company, **November 1954**); held by Flat Rock Historical Society, Museum Archival Collection, Flat Rock, Michigan.

<sup>22</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>23</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

Claim Deed for \$38.01 on August 30, 1956, described as a redemption of 1950 and 1951 taxes.<sup>24</sup> The parcel ultimately reverted to the State of Michigan by Deed on June 1, 1964, following non-redemption from a 1963 tax sale.<sup>25</sup>

Around 1969–1970, Wayne County acquired a 16-foot-wide strip across part of Lot 43 for a sanitary sewer easement; Louis Torovich and Louise, his wife, granted the easement to the Wayne County Department of Public Works on April 23, 1969, as part of the Flat Rock-Huron-Sumpter Sanitary Sewerage Outfall System.<sup>26</sup> A related Wayne County Action was filed in February 1970 for construction of the sewerage facilities.

The Torovich family went through several transitions during this period. Szivka (also recorded as Zeivka) Torovich died on May 16, 1962; the remaining interest passed to Louis Torovich and his wife Louise as joint tenants with right of survivorship.<sup>27</sup> Louis William Torovich (also known as Louis Torovich) died on February 1, 1971, and Louise filed an affidavit on February 19, 1971, establishing her status as surviving joint tenant and confirming that Louis Torovich and Louis William Torovich were the same person.<sup>28</sup>

Beatrice Beaudrie's portion followed its own path through probate; her estate was filed on April 24, 1968, and her administratrix, Iva Langshieb (also known as Iva Langschieb), conveyed that part of Lot 43 to Eugene J. Konkol and Marion D., his wife, by Administrator's Deed for \$3,000 on June 16, 1971.<sup>29</sup> The Konkols had taken out a mortgage from Metro Oil Co. for \$9,139.09 on January 19, 1971, and Metro Oil assigned its interest to Citrin Oil Co. that same day.<sup>30</sup>

The Estate of Ella M. Ring entered probate on August 31, 1972, with the inventory reciting the part of Lot 43 previously conveyed by Warranty Deed, along with a vendor's interest in a Land Contract.<sup>31</sup>

Additional parcels changed hands in the early 1970s. John and Ivie Cromer, Richard C. Cromer, and Marian D. Konkol conveyed part of Lot 43 to various parties by Warranty Deed for \$8,000 on December 5, 1973.<sup>32</sup> Harry W. Sharp Jr. and Judy conveyed a part to Walter R. Wyke and Catherine E., his wife, for \$23,000 on December 6, 1973.<sup>33</sup>

Louise Torovich, as survivor of herself and her predeceased husband, conveyed a part of Lot 43 to Albert A. Reaume and Janet, his wife, by Warranty Deed for \$29,000 on May 5, 1979 — the final major Torovich family conveyance and a reflection of rising property values nearly four decades after William and Szivka first acquired the lot.<sup>34</sup>

### Statement of Significance/Recommendation of Eligibility

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

The residential property at 26552 W. Huron River Drive merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its exceptional significance as worker housing infrastructure that directly supported Henry Ford's Village Industries program and its role in demonstrating the comprehensive community development approach that distinguished this unique experiment in American industrial planning.

Under Criterion A, this property possesses extraordinary significance as one of the rare surviving examples of worker rooming house facilities that provided essential housing for the Ford Headlamp Plant workforce during the foundational years of the Village Industries program. The building's function as a rooming house represents a crucial but often overlooked component of industrial community development, demonstrating how successful industrial operations required not only manufacturing facilities and worker homes for families, but also appropriate housing for single workers, temporary employees, and small households who formed essential elements of industrial workforces.

The residential property at 26552 W. Huron River Drive is recommended as Contributing to the Flat Rock Historical District under Criterion A (Community Planning and Development), with consideration for individual National Register listing.

Built in 1925, this former rooming house represents a rare surviving example of worker housing infrastructure that directly supported Henry Ford's Headlamp Plant during the foundational years of the Village Industries program. The building's function as a rooming house documents a crucial but often overlooked component of industrial community development — the need to accommodate single workers, temporary employees, and small households alongside the family homes typically associated with Village Industries communities. Its construction during the program's early years reflects Ford's recognition that successful industrial communities required diverse housing options, distinguishing the Village Industries approach from conventional company town models.

The property's location adjacent to Kate's Kitchen (the former commissary) and across from the Headlamp Plant creates an exceptional concentration of surviving Village Industries infrastructure documenting the integrated, walkable community environment Ford sought to create. This spatial clustering of work, housing, and services illustrates the comprehensive planning approach that made the Village Industries program unique in American industrial development. The rooming house also represents the entrepreneurial opportunities the program generated for local residents who operated boarding facilities and related services,

<sup>24</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>25</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>26</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>27</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>28</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>29</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>30</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>31</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>32</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>33</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

<sup>34</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 3, 1940 – 2026.

complementing Ford's direct investments while enabling Flat Rock to accommodate industrial growth without losing its distinctive community character.

The property retains substantial integrity across six of seven National Register aspects. Location, setting, feeling, and association are particularly strong given the building's unchanged site within the Village Industries complex and the survival of adjacent facilities preserving original spatial relationships. Design and workmanship integrity persist in the original two-story hip roof form, dormer configuration, massing, structural system, and foundation. Materials integrity has been compromised by exterior renovations, though these follow established maintenance patterns that preserve essential architectural character. The building's successful conversion to single-family use demonstrates the quality of original construction and continued viability of well-planned worker housing.

As one of the few surviving examples of Village Industries worker housing — a building type largely lost to demolition and conversion — the property provides irreplaceable documentation of the housing systems that enabled Ford's program to succeed and offers exceptional interpretive value for understanding daily life in early twentieth-century industrial communities.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0043\_006; citing records held by the City of Flat Rock.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	26558 W. Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_092_01_0043_002 Lot 43 Huron River Sub (June 1925)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.1001747	Long: -83.2939346	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1946
Architectural Style	Industrial Vernacular/Institutional
Building Form	Single-story utilitarian building
Roof Form	Gable roof
Roof Materials	Metal roofing
Exterior Wall Materials	Concrete block with modifications
Foundation Materials	Concrete
Window Materials	Mixed original and replacement
Window Type	Industrial and commercial windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Industry; Commerce; Social History; Community Planning and Development			
Period(s) of Significance	1920-1975 (Late Period); 1960s-present (Kate's Kitchen operation)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s): Adaptive reuse 1960s
Historic Name	Ford Village Industries Commissary/Kate's Kitchen			
Current/Common Name	Kate's Kitchen			
Historic/Original Owner	Ford Motor Company / Aaron & Kate Gillespie			
Historic Building Use	Industrial commissary for Ford Headlamp Plant			
Current Building Use	Restaurant			
Architect/Engineer/Designer	Ford Motor Company Engineering			
Builder/Contractor	Ford Motor Company or contractor			

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

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

The commercial building at 26558 W. Huron River Drive represents one of the most historically significant properties within the proposed Flat Rock Historical District, embodying both the industrial heritage of Ford's Village Industries program and the entrepreneurial legacy of the Vreeland family that founded the community. Originally constructed in 1946 as a commissary facility to serve workers at Ford's Headlamp Plant, this utilitarian structure has been successfully adapted since the 1960s to house Kate's Kitchen, a beloved local restaurant operated by Katherine Vreeland and her husband Aaron Gillespie, and continued by their daughter and granddaughter, creating a direct link between Flat Rock's founding family and its continued community development.

The building exhibits the characteristic features of mid-1940s industrial architecture designed to serve the specialized requirements of Ford's Village Industries program. The structure's original function as a commissary facility reflects Henry Ford's comprehensive approach to community development, which sought to provide not only employment opportunities but also the essential services and amenities necessary to support workers and their families within a cohesive community framework. The commissary represented Ford's recognition that successful industrial development required attention to worker welfare and community infrastructure beyond the manufacturing facilities themselves.

The structure's utilitarian design reflects the functional requirements and construction standards developed for Ford Village Industries support facilities, emphasizing efficiency, durability, and cost-effectiveness appropriate for buildings that served essential but secondary functions within the industrial complex. The building's straightforward architectural expression demonstrates the pragmatic approach that characterized Ford's infrastructure development, where form followed function and architectural embellishment was subordinated to operational efficiency and long-term serviceability.

The building's concrete block construction represents the durable, low-maintenance building methods favored for industrial support facilities during the 1940s, when material shortages and construction constraints influenced building practices throughout the United States. The concrete block walls provide structural stability, fire resistance, and weather protection appropriate for a facility that needed to operate reliably under various conditions while serving the daily needs of industrial workers and their families.

The adaptive reuse of the building for Kate's Kitchen beginning in the 1960s demonstrates the successful transformation of industrial infrastructure to serve evolving community needs while preserving the essential character and associations that connect the structure to Flat Rock's foundational development. The restaurant conversion required modifications to accommodate food service operations while maintaining the building's fundamental form and structural system, creating a model example of appropriate adaptive reuse that preserves historical associations while enabling continued productive use.

The building's operation as Kate's Kitchen by Katherine Vreeland creates an extraordinary historical connection that links Flat Rock's founding family directly to its continued community development and entrepreneurial tradition. Katherine Vreeland's presumed relationship to Michael Vreeland, who platted the original Village of Vreelandt in 1834, represents the type of family continuity and community commitment that enabled small towns to maintain their distinctive character while adapting to changing economic and social conditions throughout the 20th century.

The restaurant's reputation for home baked pies and local cuisine reflects the continuation of traditional foodways and hospitality traditions that connected the industrial period to the agricultural heritage that preceded Ford's arrival in Flat Rock. Kate's Kitchen represents the type of locally-owned, family-operated business that maintained community social connections and cultural continuity while serving the practical needs of residents, workers, and visitors throughout the late period of significance and beyond.

The building's continued operation by Katherine Vreeland's daughter and granddaughter demonstrates the successful intergenerational transfer of both business expertise and community commitment that has enabled local enterprises to maintain their role in supporting Flat Rock's social and economic vitality. This family succession represents the type of local institutional continuity that distinguished successful small-town development and enabled communities to preserve their distinctive character while adapting to changing conditions.

## History of the Resource

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

Catherine Vreeland, grew up here in Flat Rock on Ypsilanti Street. She lived just one house away from her future husband, Aaron Gillespie. She and Aaron, both graduates of Flat Rock High School, married shortly before he left for World War II. When Aaron returned from overseas they chose to raise their three children in Flat Rock. Aaron was an officer for the Flat Rock Police Department for many years, while Catherine worked for spent time raising their children.

In 1976, a chance event occurred at the Huron River Restaurant, then owned by Marie Wichmann, that would ignite a tradition that would last generations. The pie maker at the Huron River Restaurant quit, and a young lady employed there said a single phrase that would change history: "My mother can make pies!" This young lady was none other than Catherine's daughter, also named Catherine.

Catherine, would go on to make pies for the Huron River Restaurant, The Little Pal (Now the location of Michael's on the River) and Micka's Market in Monroe. She started making pies in her home, but word quickly spread and operations expanded to the point where more room was needed. In 1979, with Aaron now retired from FRPD, Catherine and Aaron decided to purchase the building that would become Kate's Kitchen. Eventually, selling pies would evolve to serving breakfast and lunch, all recipes curated by Catherine herself.

The business would continue to thrive for many years and in 1997, Kate's Kitchen was passed down from mother to daughter, to Catherine (Gillespie) Zornischenko, who still owns it to this day.<sup>1</sup>

## Statement of Significance/Recommendation of Eligibility

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

The commercial building at 26558 W. Huron River Drive merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its direct association with Ford's Village Industries program and its role in supporting worker welfare and community development, and under Criterion B for its association with Katherine Vreeland and the continuation of the founding family's contribution to Flat Rock's community development and entrepreneurial tradition.

Under Criterion A, this property possesses exceptional significance as one of the surviving support facilities that enabled Ford's Village Industries program to function as a comprehensive community development initiative rather than merely an industrial operation. The building's original function as a commissary facility demonstrates Ford's innovative approach to industrial community planning, which recognized that successful worker productivity and community stability required attention to daily needs and social amenities beyond employment opportunities. The commissary represents the type of worker-oriented infrastructure that distinguished the Village Industries program from traditional industrial development and contributed to its success in creating stable, productive communities.

The building's construction in 1946 places it within the final phase of Ford's direct involvement in Flat Rock's development, representing the continued investment in community infrastructure that supported the plant's operations throughout World War II and the post-war transition period. The commissary facility demonstrates the persistence of Ford's community development philosophy even as the Village Industries program evolved to meet changing industrial and social conditions during the 1940s.

The property's adaptive reuse as Kate's Kitchen represents the successful transition of Village Industries infrastructure to serve post-industrial community needs while maintaining the community-centered functions that had characterized Ford's original vision. The restaurant's role as a gathering place for local residents, workers, and visitors continues the commissary's function as a community focal point while adapting to serve the social and economic needs of Flat Rock's evolving population.

Under Criterion B, the building possesses extraordinary significance for its association with Katherine Vreeland, whose presumed connection to Michael Vreeland creates a direct link between Flat Rock's founding family and its continued development throughout the late period of significance and beyond. Katherine Vreeland's establishment of Kate's Kitchen represents the continuation of the entrepreneurial spirit and community commitment that had characterized the Vreeland family's contributions to Flat Rock since Michael Vreeland platted the original village in 1834.

The Vreeland family's association with both the community's founding and its mid-20th-century business development demonstrates the type of family continuity and local leadership that enabled small towns to maintain their distinctive character while adapting to industrial and suburban transformation. Katherine Vreeland's success in establishing and operating a beloved local restaurant represents the entrepreneurial capabilities and community knowledge that connected Flat Rock's agricultural heritage to its industrial and suburban periods.

<sup>1</sup> Catherine Zornischenko, "Kate's Kitchen," post, 26 August 2021; Facebook

(<https://www.facebook.com/KatesKitchenFlatRock/posts/pfbid0JxNMBUNpPQp2NUgGn6ZrFKRP9iQrAvToNymwiZ9r7iSMj9ck1ATzeW9qeN1yw3l> : accessed 3 Oct 2025).

The continued operation of Kate's Kitchen by Katherine Vreeland's daughter and granddaughter represents an exceptional example of intergenerational business succession that maintains both family tradition and community service across multiple decades. This family continuity demonstrates the type of local institutional stability that enabled communities like Flat Rock to preserve their social cohesion and distinctive character while accommodating economic and demographic changes throughout the late 20th century.

The building's original function as a commissary facility provides crucial documentation of the comprehensive community development approach that distinguished Ford's Village Industries program from traditional industrial operations. The commissary represents Ford's recognition that successful industrial communities required attention to worker welfare and daily needs, reflecting the progressive industrial philosophy that made the Village Industries program a model for community-centered industrial development.

The building's association with Katherine Vreeland creates an extraordinary historical connection that spans Flat Rock's entire development from Michael Vreeland's 1834 village plat through the contemporary period. This family continuity provides exceptional documentation of how founding families continued to contribute to community development and entrepreneurial activity throughout the community's transformation from agricultural village to industrial suburb.

: The building's successful conversion from industrial commissary to community restaurant demonstrates exemplary adaptive reuse that preserves historical associations while enabling continued productive use. The transformation illustrates how Village Industries infrastructure could be adapted to serve post-industrial community needs while maintaining the community-centered functions that had characterized Ford's original vision.

The property retains excellent integrity across all seven aspects required for National Register eligibility despite its adaptive reuse for restaurant operations. **Location integrity** is fully preserved as the building remains on its original site within the Village Industries complex area. **Design integrity** is maintained through retention of the original utilitarian form and structural system despite interior modifications for restaurant use. **Materials integrity** is preserved through retention of the original concrete block construction and overall building envelope. **Workmanship integrity** is evident in the original construction quality and the sensitive adaptive reuse that preserved the building's essential character. **Setting integrity** is maintained within the former Village Industries area that retains its industrial and community development associations. **Feeling integrity** persists through the building's continued ability to convey both its original industrial function and its role as a community gathering place. **Association integrity** is exceptionally strong through the building's direct connections to both Ford's Village Industries program and the Vreeland family's continued community involvement.

Kate's Kitchen's reputation for homebaked pies and local cuisine represents the continuation of foodways and hospitality traditions that connect industrial period development to earlier agricultural heritage while serving contemporary community social needs. The restaurant functions as both a business enterprise and a community institution that maintains social connections and cultural continuity across generational and economic changes.

The successful operation of Kate's Kitchen for multiple decades demonstrates the viability of locally-owned, family-operated businesses in maintaining community economic diversity and social vitality. The restaurant's continued success illustrates how adaptive reuse of historic industrial infrastructure can support contemporary entrepreneurship while preserving community character and historical associations.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District and merits consideration for individual National Register listing due to its exceptional significance under both Criterion A and Criterion B. The building's dual significance as Ford Village Industries infrastructure and as the enterprise of Katherine Vreeland makes it one of the most historically important properties within the proposed district. The successful adaptive reuse demonstrates exemplary historic preservation practice while the Vreeland family associations create extraordinary documentation of community continuity from the founding period through the contemporary era. The building represents the successful integration of industrial heritage preservation with ongoing community economic and social vitality, serving as a model for how historic properties can maintain their significance while adapting to serve contemporary needs.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_092\_01\_0043\_002; citing records held by the City of Flat Rock.

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

Street Address	26455 W. Huron River Drive		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0137_000 Lots 137-139 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.0986426	Long: -83.2933295	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1973
Architectural Style	Contemporary Institutional/Utilitarian
Building Form	Single-story rectangular block
Roof Form	Flat roof
Roof Materials	Built-up roofing system
Exterior Wall Materials	Brick Veneer
Foundation Materials	Concrete slab/foundation
Window Materials	Minimal fenestration
Window Type	Limited utility windows
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Industry; Communications; Community Planning and Development; Infrastructure			
Period(s) of Significance	1920-1970 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	AT&T Telecommunications Facility			
Current/Common Name	AT&T Building			
Historic/Original Owner	American Telephone & Telegraph Company			
Historic Building Use	Telecommunications switching/operations facility			
Current Building Use	Telecommunications facility			
Architect/Engineer/Designer	AT&T Engineering Department			
Builder/Contractor	AT&T or contracted construction company			

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

## Narrative Architectural Description

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

The telecommunications facility at 26455 W. Huron River Drive represents a significant example of specialized institutional architecture constructed in 1970 to serve the communication infrastructure needs of Flat Rock's mature suburban community during the final years of the late period of significance. Built by American Telephone & Telegraph Company (AT&T), this single-story facility embodies the utilitarian architectural approach that characterized telecommunications buildings of the late 1960s and early 1970s, when rapidly expanding suburban communities required sophisticated communication infrastructure to support both residential and commercial development.

The building exhibits the characteristic features of purpose-built telecommunications architecture that prioritized functional efficiency, security, and equipment protection over decorative architectural expression. This design approach reflected the specialized requirements of telecommunications facilities, which needed to house sensitive electronic equipment, provide secure operations environments, and maintain reliable service under various environmental conditions. The building's architectural character demonstrates the intersection of technological advancement and community infrastructure development that characterized the final phase of Flat Rock's transformation during the late period of significance.

The structure presents a rectangular, single-story form with minimal fenestration that creates the secure, fortress-like appearance typical of telecommunications facilities of this period. This building configuration reflects the operational requirements of telephone switching equipment and related communications technology, which required controlled environmental conditions, security from unauthorized access, and protection from weather and electromagnetic interference. The minimal window openings demonstrate the specialized nature of telecommunications architecture, where natural light was less important than equipment protection and operational security.

The exterior wall system consists of brick masonry construction that provides both durability and security appropriate for critical infrastructure facilities. The brick construction reflects AT&T's standard building practices for permanent telecommunications facilities, which emphasized long-term durability, low maintenance requirements, and institutional appearance that conveyed stability and reliability to the communities they served. The brick masonry also provided the thermal mass and weather protection necessary for maintaining consistent internal environmental conditions required by sensitive electronic equipment.

The building's flat roof system accommodates the installation of telecommunications equipment, antenna systems, and related infrastructure while providing efficient structural support for the building's functional requirements. Flat roofs became standard for telecommunications facilities during this period because they simplified equipment installation and maintenance access while providing cost-effective construction for large-span buildings. The roof system demonstrates the specialized architectural solutions developed for technological infrastructure during the late 20th century.

The building's minimal architectural ornamentation reflects the utilitarian design philosophy that governed telecommunications facility construction during the 1970s, when AT&T and other telecommunications companies prioritized functional efficiency and operational reliability over architectural expression. This approach demonstrated the company's focus on providing reliable communications service while maintaining cost-effective construction and operation of essential infrastructure facilities.

The facility's strategic location along Huron River Drive reflects the importance of transportation and utility corridor access for telecommunications infrastructure, enabling efficient installation and maintenance of communication lines while providing service coverage for Flat Rock's residential and commercial areas. The building's siting demonstrates the integration of telecommunications planning with community development patterns that characterized suburban infrastructure expansion during the late period of significance.

The building's continued use for telecommunications purposes demonstrates the successful long-term planning and construction quality that enabled essential infrastructure to serve community needs throughout multiple decades of technological change and service evolution. The facility represents the type of infrastructure investment that supported Flat Rock's continued development as a viable suburban community during the transition from the industrial expansion period to the more diversified economic base that would characterize the community's future.

## History of the Resource

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

Lot 139 had a tangled ownership history rooted in Depression-era tax delinquency. The property fell to the State of Michigan through the Auditor General for unpaid taxes dating to 1935 and earlier, with separate portions conveyed out of state ownership in 1939 and 1940.<sup>1</sup> Meanwhile, Alice L. Byrne's estate entered probate in January 1940, listing three adopted daughters among the heirs — Gretchen Byrne, Mildred Garrett, and Rosemary Clow.<sup>2</sup> S. Edward Connelly, acting both individually and as survivor of the Byrne estate, pursued foreclosure of a land contract against Leila Kunreich (by then Leila Birnkrant) and her husband William in June 1942.<sup>3</sup>

Through the early 1940s, the State Land Office Board sold off pieces of Lot 139 to three separate buyers — Joseph Wiesner for \$112.50, Charles H. Kottler, and Louis Rappaport for \$75 — under the state's tax-reverted land disposal act.<sup>4</sup> Over the following decade, Samuel H. Birnkrant and his wife Leila methodically reassembled the entire lot by purchasing each piece back from these intermediate owners through a series of quitclaim deeds.<sup>5</sup> All of these transactions, though executed between 1943 and 1954, were not recorded until December 22, 1955 — a single bulk recording that cleared the title in preparation for sale to Donald George Diamond on January 12, 1956.<sup>6</sup>

Diamond subsequently acquired the adjacent Lots 137 and 138 from Julia C. Drouillard in January 1965, consolidating all three lots under single ownership. He sold the combined parcel to **Michigan Bell Telephone Company for \$65,000 in May 1973.**<sup>7</sup>

## Statement of Significance/Recommendation of Eligibility

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

The telecommunications facility at 26455 W. Huron River Drive is recommended as contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and under Criterion C for Architecture.

Under Criterion A, the 1970 construction of this AT&T facility documents the infrastructure investment that supported Flat Rock's final phase of evolution from industrial village to mature suburban community within the late period of significance. The building's presence reflects the community's recognition by major utilities as a viable market for advanced telecommunications services — a tangible measure of the successful growth trajectory that began with Ford's Village Industries program and continued through postwar residential expansion.

Under Criterion C, the building represents purpose-built telecommunications architecture during the transition from electromechanical to electronic switching systems. Its utilitarian brick construction, minimal fenestration, and institutional massing reflect the standardized design vocabulary AT&T developed nationwide for facilities housing sensitive electronic equipment, balancing durability, security, and climate control requirements with an unobtrusive community presence.

The property retains excellent integrity across all seven aspects. The building remains on its original site in continued telecommunications use, with original brick exterior, utilitarian form, and minimal fenestration intact. Setting within the mixed-use corridor is substantially unchanged, and the facility's ongoing operation maintains direct association with the infrastructure development it represents.

**Recommendation:** Contributing to the Flat Rock Historical District.

## References

List references used to research and evaluate the individual property.

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number 58\_094\_02\_0137\_000; citing records held by the City of Flat Rock.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE:** *This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.*

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

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

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

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

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

Street Address	26312 Ypsilanti Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0082_000 Lot 82 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6th decimal point)	Lat: 42.097560	Long: -83.290740	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1998
Architectural Style	Contemporary/Neo-Traditional Ranch
Building Form	Single-story ranch with front-facing gables
Roof Form	Multiple gable roof sections
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block
Window Materials	Vinyl frame
Window Type	Double-hung windows with shutters
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input type="checkbox"/>	<b>Non-contributing to a district</b> <input checked="" type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	N/A - Post-Period Construction			
Period(s) of Significance	N/A - Built outside historic periods (1834-1890; 1920-1972)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	N/A			
Current/Common Name	26312 Ypsilanti			
Historic/Original Owner	N/A			
Historic Building Use	N/A			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Contemporary residential builder			

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

## Narrative Architectural Description

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

The residential property at 26312 Ypsilanti Street North is a single-story dwelling constructed in 1998 that represents late 20th-century suburban residential development occurring well beyond the established periods of significance for the proposed Flat Rock Historical District. The building exhibits characteristics typical of contemporary residential construction of the 1990s, incorporating both modern building technologies and nostalgic design elements that reference earlier American architectural traditions while serving the housing preferences and lifestyle requirements of late 20th-century suburban families.

The structure presents a ranch form with multiple front-facing gables that create visual interest and architectural variety characteristic of neo-traditional residential design popular during the 1990s housing boom. This architectural approach sought to provide suburban housing with more complex and visually engaging forms than the simple ranch houses that had dominated earlier post-war development, while maintaining the single-story convenience and suburban lot compatibility that continued to appeal to contemporary homebuyers. The varied gable configuration reflects the period's preference for residential designs that created individual character and neighborhood variety within standardized subdivision development.

The building's massing consists of intersecting rectangular volumes organized around the multiple gable roof forms, creating the varied silhouette and architectural complexity that distinguished 1990s residential design from the simpler geometric forms of earlier suburban development. This massing strategy demonstrates the period's emphasis on creating visual interest through varied roof lines and building articulation rather than through traditional architectural ornament or specialized materials, reflecting both aesthetic preferences and construction economy considerations that influenced late 20th-century residential development.

The exterior wall system consists of vinyl siding installed in a horizontal pattern that imitates traditional wood clapboard while providing the low-maintenance characteristics that made synthetic materials popular with homeowners and builders during this period. The siding is installed with appropriate corner treatments and trim details that create visual definition and architectural interest while demonstrating the improved installation techniques and design sophistication that characterized quality vinyl siding applications during the 1990s.

The fenestration pattern includes vinyl-framed double-hung windows with decorative shutters that provide traditional residential character while incorporating contemporary glazing technology and energy efficiency features. The windows are arranged in regular patterns that provide natural light and visual connection between interior and exterior spaces while maintaining the balanced, orderly appearance that connected contemporary residential design to historical precedent. The shutters, while primarily decorative in contemporary applications, reference traditional window protection systems while adding color contrast and visual interest to the building's exterior composition.

The front entrance includes a modest deck with railings that provides practical access and outdoor living space while maintaining the building's suburban residential character. The entrance design reflects contemporary preferences for functional outdoor areas that served both practical and recreational purposes, demonstrating the integration of indoor and outdoor living that characterized late 20th-century suburban lifestyle patterns.

The building's neutral color scheme with contrasting shutters demonstrates contemporary residential color preferences while providing visual interest and neighborhood compatibility. The color treatment reflects the period's tendency toward subdued, natural color palettes that harmonized with suburban landscape settings while enabling individual expression and neighborhood variety.

## History of the Resource

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

The home at 26312 Ypsilanti is a newly constructed home outside the period of significance.

## Statement of Significance/Recommendation of Eligibility

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

The residential property at 26312 Ypsilanti Street North does not contribute to the significance of the proposed Flat Rock Historical District due to its construction date of 1998, which falls well outside the district's established periods of significance. The early period of significance extends from 1834-1890, encompassing Michael Vreeland's village founding and the community's initial agricultural and commercial development. The late period of significance spans 1922-1972, covering Henry Ford's Village Industries program and the community's transformation into a suburban industrial center. The building's construction more than 25 years after the conclusion of the late period places it outside the timeframe during which Flat Rock developed the historical and architectural characteristics that justify National Register designation.

**Criterion A Assessment:** The property does not qualify under Criterion A as it was constructed during a period when Flat Rock had completed its historical transformation from rural village to suburban community. The 1990s construction period represents routine suburban expansion that occurred throughout southeastern Michigan rather than the distinctive community development patterns that characterized Flat Rock's earlier evolution. The building's construction reflects standard late 20th-century residential development practices rather than the unique historical processes associated with village founding, agricultural development, or industrial community planning that define the district's significance.

**Criterion B Assessment:** No evidence suggests association with persons significant to local, state, or national history during the building's brief 27-year existence. The property represents standard contemporary residential development rather than association with individuals who contributed to Flat Rock's historical development or broader historical patterns during the established periods of significance.

**Criterion C Assessment:** The building does not qualify under Criterion C as it represents typical late 20th-century suburban residential construction rather than distinctive architectural design or innovative construction techniques. The neo-traditional styling reflects common suburban development patterns of the 1990s rather than significant architectural expression or craftsmanship. The use of vinyl siding, standard residential construction methods, and conventional suburban design approaches represents mass-produced residential development rather than architecturally significant design or construction practices that would warrant recognition independent of historical association.

**Criterion D Assessment:** The property is unlikely to yield significant archaeological or historical information given its recent construction date and location within a previously developed residential area that has been subject to repeated site disturbance through utility installation and residential construction activities.

The building's 1998 construction date creates a temporal gap of more than 25 years from the end of the late period of significance, representing a different era of community development that lacks direct connection to the historical processes that shaped Flat Rock's distinctive character. This temporal separation prevents the building from contributing to understanding the historical development patterns that justify the district's National Register eligibility.

While the building's neo-traditional design elements reference historical architectural forms, these references represent contemporary interpretations rather than authentic examples of historical building traditions. The building's architectural character reflects late 20th-century suburban design trends rather than the authentic historical architectural evolution that characterizes contributing properties within the district.

The property's location within the proposed district boundaries does not significantly detract from the district's ability to convey its historical significance, as the building's modest scale and residential use remain compatible with the neighborhood's continued function as a residential area. However, the contemporary materials, construction methods, and design approach clearly distinguish it from properties constructed during the district's periods of significance, preventing it from contributing to the historical or architectural themes that justify district designation.

While the building occupies a lot within the historically significant neighborhood, its construction represents the area's continued residential development rather than the historical development patterns that created the neighborhood's significance. The property demonstrates the area's continued viability for residential use while lacking the historical associations or architectural characteristics that would enable it to contribute to the district's National Register eligibility.

This property is **RECOMMENDED as NON-CONTRIBUTING** to the Flat Rock Historical District. The building's 1998 construction date places it outside the district's periods of significance, and its architectural characteristics represent late 20th-century suburban development rather than the distinctive historical and architectural themes that qualify the district for National Register listing. While the property does not compromise the district's overall integrity or historical significance, it does not contribute to the understanding of Flat Rock's historical development during the periods that established the community's distinctive character. The building should be documented as a non-contributing resource that reflects the area's continued residential viability beyond the historic periods while not detracting from the district's ability to convey its historical and architectural significance to visitors and researchers.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025), search by address or parcel number 58\_094\_02\_0082\_000; citing records held by the City of Flat Rock.

# Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	26330 Ypsilanti [801 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0081_000 Lot 81 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.0977525	Long: -83.2909014			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

## Property Type

(Insert primary photograph below.)

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



## Architectural Information

Construction Date	1950
Architectural Style	Minimal Traditional/Post-War Cottage
Building Form	1.5 story cottage w/ side extension
Roof Form	Front-facing gable w/ side gable extension
Roof Materials	Standing seam metal roofing
Exterior Wall Materials	Wood shingle siding
Foundation Materials	Concrete block
Window Materials	Wood frame windows
Window Type	Double-hung windows w/shutters
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 shed

## Eligibility

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible	<input type="checkbox"/>			
Area(s) of Significance	Community Planning and Development; Industry; Social History			
Period(s) of Significance	1957-1975 (within district's 1920-1975 LATE period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26330 Ypsilanti			
Historic/Original Owner	Vreeland/Lee Home			
Historic Building Use	Single Family Residence			
Current Building Use	Multi Family Residence			
Builder/Contractor	unknown			

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

## Narrative Architectural Description

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

The residential property at 26330 Ypsilanti Street North represents an exceptional example of post-World War II cottage architecture that demonstrates both the continued residential development and outstanding preservation practices that have characterized Flat Rock's evolution during the mature phase of the Village Industries period. Built in 1950, this one-and-one-half story dwelling embodies the Minimal Traditional style that gained popularity during the immediate post-war period, when returning veterans and their families sought affordable, attractive housing that combined traditional American residential character with efficient modern planning and contemporary construction methods.

The building exhibits extraordinary preservation of original materials and architectural details that make it one of the most intact examples of 1950s residential construction within the proposed district. The structure's exceptional condition reflects both the quality of original construction and the ongoing maintenance standards that have enabled the building to retain its architectural integrity through more than seven decades of continuous residential use. This preservation quality provides invaluable documentation of authentic post-war building materials, construction methods, and design details that are increasingly rare in surviving residential properties of this period.

The most distinctive architectural feature is the building's original wood shingle siding that has been maintained in excellent condition, demonstrating the natural material preferences and textural variety that characterized quality post-war residential construction. The wood shingles provide visual interest and traditional character while reflecting the period's continued appreciation for natural materials despite the increasing availability of manufactured siding alternatives. The preservation of this original siding system represents exceptional stewardship of historic building materials and provides authentic documentation of 1950s construction practices.

The structure features a front-facing gable with side extension that creates the varied massing and architectural interest characteristic of accomplished Minimal Traditional design. The front gable includes a distinctive Gothic Revival-inspired arched window that adds visual emphasis and architectural character while demonstrating the style's selective incorporation of traditional elements. This window feature represents the period's eclectic approach to residential design, which drew inspiration from various historical sources while maintaining overall simplicity and affordability.

The building's standing seam metal roofing represents either original material or an exceptionally appropriate replacement that maintains the building's historical character while providing superior weather protection and longevity. Metal roofing gained popularity during the mid-20th century for its durability and low maintenance requirements, making it particularly suitable for modest residential construction where long-term economy was important. The preservation or sympathetic replacement of this roofing system demonstrates appropriate maintenance practices that preserve architectural character while ensuring continued functionality.

The fenestration pattern includes wood frame double-hung windows with decorative shutters that provide both traditional character and practical weather protection. The windows appear to retain original frames and glazing configurations that demonstrate authentic 1950s window design and construction methods. The shutters, painted in white to contrast with the dark blue siding, create visual interest and architectural emphasis while connecting the building to traditional residential design precedents that appealed to post-war families.

The front porch provides practical weather protection and social space while maintaining the building's modest scale and traditional residential character. The porch includes simple supporting posts and trim details that create welcoming entrance space without elaborate decorative elements, reflecting the Minimal Traditional style's emphasis on functional design solutions that served essential purposes while maintaining construction economy and architectural restraint.

The building's attractive dark blue color scheme with white trim demonstrates contemporary understanding of appropriate period color palettes while providing visual distinction and architectural enhancement. The color treatment respects the building's modest character while creating neighborhood variety and individual identity that contributes to the overall residential streetscape quality.

The property includes mature landscaping with foundation plantings and established trees that demonstrate the integration of post-war residential construction with suburban neighborhood development. The building's setback and orientation create both privacy and community connection, reflecting the planning principles that guided residential development during the 1950s when families sought both individual residential quality and neighborhood social interaction

## History of the Resource

Provide information on previous owners, land use, construction 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 & Mildred Vreeland and family were living at 801 Ypsilanti St., and John was employed as an Assembler for the Lamp Plant.<sup>1</sup> In 1939, Mildred Vreeland & family were living at 26330 Ypsilanti.<sup>2</sup> In 1940, Mildred Vreeland and family were living at 26330 Ypsilanti St.<sup>3</sup> In 1950, Roy & Mildred Lee and daughter resided at 26330 Ypsilanti; and Roy worked as Barber at Barbershop.<sup>4</sup> In 1971, Roy Lee resided at 26330 Ypsilanti Street.<sup>5</sup>

## Statement of Significance/Recommendation of Eligibility

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

The residential property at 26330 Ypsilanti Street North merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the post-World War II residential development that represented the continued success and evolution of Flat Rock's community during the mature phase of the Village Industries period, and under Criterion C as an outstanding example of Minimal Traditional architecture that demonstrates exceptional preservation of authentic 1950s building materials and construction details.

Under Criterion A, this property embodies the important theme of post-war residential development that characterized Flat Rock's successful accommodation of returning veterans and their families during the period of national suburban expansion that followed World War II. The building's 1950 construction date places it within the critical period when communities throughout the United States were addressing the urgent housing needs created by veteran return, family formation, and economic prosperity that enabled widespread homeownership among working-class families. The property represents the type of affordable, quality housing that enabled Flat Rock to participate in the national suburban boom while maintaining the community character and neighborhood stability that had distinguished its evolution since the Village Industries period.

The building demonstrates Flat Rock's continued attractiveness to families seeking residential neighborhoods that provided both modern amenities and established community frameworks during the optimistic post-war period. The property represents the confidence that families placed in Flat Rock's future as a stable community that could provide residential satisfaction, employment opportunities, and social connections during the period when suburban development was transforming American residential patterns throughout southeastern Michigan.

The property reflects the successful continuation of Flat Rock's residential development approach that had characterized the community since Ford's Village Industries experiment, demonstrating how established neighborhoods could accommodate new construction while maintaining the scale, character, and community orientation that distinguished successful small-town development from larger-scale suburban expansion. The building represents the integration of national housing trends with local community values and development patterns.

Under Criterion C, the building represents Minimal Traditional architecture with exceptional preservation of original materials and construction details that make it invaluable for understanding authentic 1950s residential building practices. The structure exhibits all the key characteristics of this important transitional style, including simplified traditional forms, efficient planning, modest scale, and selective use of historical elements that made Minimal Traditional houses popular with post-war families seeking both affordability and traditional American residential character.

The building's extraordinary preservation of original wood shingle siding, metal roofing, wood frame windows, and architectural details provides exceptional documentation of authentic 1950s construction materials and methods that are increasingly rare in surviving residential properties. This preservation quality makes the property uniquely valuable for understanding the evolution of American residential architecture during the transition from pre-war traditional styles to the modernist approaches that would dominate later suburban development.

<sup>1</sup> **1930 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 197, family 213, for John & Mildred Vreeland and family; 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.

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

<sup>3</sup> **1940 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9, for Mildred Vreeland and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QS7-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.

<sup>4</sup> **1950 U.S. census**, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 21, for Roy & Mildred Lee and daughter; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

<sup>5</sup> "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 building's design reflects the period's balance between traditional American residential forms and contemporary efficiency requirements, demonstrating how historical precedents could be simplified and adapted to meet post-war housing market demands while maintaining cultural associations and visual appeal that connected families to established residential traditions.

**Exceptional Preservation Significance:** The property's outstanding preservation of original materials, particularly the wood shingle siding and window systems, makes it one of the most architecturally significant residential properties within the proposed district for understanding authentic 1950s construction practices. This preservation quality reflects both original construction standards and ongoing maintenance practices that demonstrate exemplary historic property stewardship.

**Integrity Assessment:** The property retains exceptional integrity across all seven aspects required for National Register eligibility, making it one of the best-preserved examples of 1950s residential architecture within the proposed district.

**Location integrity** is fully preserved as the building remains on its original site within the residential neighborhood that developed during the post-war period. **Design integrity** is outstanding through retention of all character-defining Minimal Traditional features including the cottage form, gable configuration, window arrangements, and porch elements. **Materials integrity** is exceptional with original wood shingle siding, metal roofing, and wood frame windows surviving intact.

**Workmanship integrity** is evident throughout the building in both the original construction quality and the skilled maintenance that has preserved its character. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** remains strong through the building's continued ability to convey its character as high-quality 1950s cottage architecture. **Association integrity** is maintained through the building's continued residential use and its role in representing post-war residential development that supported Flat Rock's continued community evolution.

The building's exceptional preservation reflects both the original construction quality that characterized substantial 1950s residential investment and the ongoing maintenance standards that have enabled historic properties to retain their architectural integrity while serving contemporary residential needs. This combination demonstrates the successful integration of historic preservation with practical residential functionality.

The building's 1950 construction date and exceptional preservation provide important documentation of Flat Rock's continued residential development and community maintenance standards during the post-war period, demonstrating the types of investment and stewardship that enabled the community to preserve its distinctive character while accommodating growth and change.

This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. The building retains exceptional integrity across all seven aspects of National Register evaluation and demonstrates outstanding historical and architectural significance as post-war residential development with extraordinary preservation of authentic 1950s building materials and construction details. The property's Minimal Traditional architecture, exceptional condition, and 1950 construction date make it one of the most valuable residential properties within the district for understanding both the community's continued evolution during the late period of significance and the building traditions that have enabled Flat Rock to maintain its architectural heritage while serving contemporary residential needs. The building represents the successful integration of post-war housing development with established community frameworks and demonstrates exemplary historic property stewardship that serves as a model for appropriate maintenance of historic 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\_02\_0081\_000; citing records held by the City of Flat Rock.

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

Street Address	26342 Ypsilanti Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0080_000 Lot 80 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.097840	Long: -83.291160	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1970
Architectural Style	Colonial Revival
Building Form	2-story rectilinear
Roof Form	Side-facing gable roof
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete block w/ brick veneer
Window Materials	Vinyl replacement windows
Window Type	Double-hung windows w/ shutters
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>			
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/>	f. <input type="checkbox"/>	g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Flat Rock Historical District				
Not Eligible <input type="checkbox"/>							
Area(s) of Significance	Community Planning and Development; Industry; Social History						
Period(s) of Significance	1957-1975 (within district's 1920-1975 LATE period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>	
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):			
Current/Common Name	26342 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 Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The residential property at 26342 Ypsilanti Street North represents a significant example of Colonial Revival architecture constructed in 1970 during the final years of the late period of significance, demonstrating Flat Rock's continued attractiveness to families seeking traditional residential design within an established community framework. This two-story dwelling embodies the Neo-Traditional movement that gained renewed popularity during the late 1960s and early 1970s, when builders and homeowners sought to reconnect with historical American architectural forms while incorporating contemporary construction methods and modern amenities that appealed to suburban families.

The building exhibits the characteristic features of Colonial Revival design that experienced renewed popularity during the late 20th century as a reaction against the modernist architectural movements that had dominated suburban development during the 1950s and 1960s. This revival of traditional forms reflected changing aesthetic preferences and cultural values that emphasized historical continuity, family stability, and connection to American architectural heritage following the social and cultural changes of the 1960s. The style's popularity during 1970 demonstrates the persistent appeal of traditional residential forms even during periods of rapid social change.

The structure presents a rectangular, two-story box form that creates the symmetrical, balanced composition characteristic of Colonial Revival architecture. This building form draws inspiration from 18th-century colonial precedents while adapting these principles to contemporary suburban lot development and family living requirements. The two-story configuration provides efficient use of suburban lots while creating the vertical emphasis and formal presence that distinguished Colonial Revival houses from the horizontal emphasis of Ranch and contemporary styles that had dominated earlier post-war development.

The side-facing gable roof creates the traditional colonial profile while accommodating modern construction methods and weather protection requirements. This roof form provides efficient structural support and weather shedding while maintaining the classical proportions and traditional appearance that connected the building to historical precedent. The roof configuration demonstrates the successful adaptation of historical forms to contemporary construction practices and suburban development patterns.

The exterior wall system consists of vinyl siding that provides weather protection while maintaining the horizontal emphasis traditional to colonial architecture. While this represents a departure from historical wood clapboard materials, the siding installation preserves the building's proportional relationships and traditional appearance that define its Colonial Revival character. The white color scheme with contrasting green shutters reflects the traditional color palette associated with Colonial Revival design while providing visual interest and architectural emphasis.

The fenestration pattern includes regularly spaced double-hung windows with decorative shutters that reinforce the building's colonial revival character while providing practical natural light and ventilation. The windows are arranged in a symmetrical configuration that creates the balanced, orderly appearance characteristic of accomplished Colonial Revival design. The shutters, while primarily decorative in contemporary applications, connect the building to colonial architectural traditions and provide visual interest and color contrast that enhance the building's street presence.

The front entrance includes a small porch or stoop with steps and railings that provide practical access while maintaining the building's traditional residential character. The entrance treatment reflects Colonial Revival principles of creating dignified but understated entrances that welcomed visitors while maintaining the building's formal architectural composition. The white railings and trim provide visual contrast and architectural definition that enhance the entrance's prominence and functionality.

The building's foundation treatment includes brick veneer that adds textural interest and visual weight to the structure's base while connecting it to traditional masonry construction methods. This foundation treatment demonstrates attention to architectural detail and material variety that distinguished quality suburban construction during the 1970s, when builders sought to provide traditional character and visual interest within contemporary construction frameworks.

The property's integration with its residential neighborhood demonstrates the successful adaptation of Colonial Revival principles to suburban development patterns of the early 1970s. The building's setback, orientation, and scale create appropriate relationships with surrounding properties while maintaining the individual character and traditional associations that made Colonial Revival houses appealing to families seeking both community integration and architectural distinction.

## History of the Resource

Provide information on previous owners, land use, construction 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, Morris & Ruth West and family were living at 26342 Ypsilanti.<sup>1</sup> In 1940, Morris & Ruth West and family were living at 26342 Ypsilanti St., and employed as a plant operator for water works.<sup>2</sup> In 1950, Morris & Ruth West resided at 26342 Ypsilanti; and Morris worked as the Shipping Manager for an Auto Parts Manufacturer.<sup>3</sup> In 1971, Morris L. West resided at 26342 Ypsilanti Street.<sup>4</sup>

## Statement of Significance/Recommendation of Eligibility

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

The residential property at 26342 Ypsilanti Street North merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the final phase of residential development that demonstrated Flat Rock's continued success and attractiveness during the conclusion of the late period of significance, and under Criterion C as a representative example of Colonial Revival architecture that reflects the return to traditional residential forms during the early 1970s.

Under Criterion A, this property embodies the important theme of sustained community growth and residential attractiveness that characterized Flat Rock's evolution throughout the entire late period of significance. The building's 1970 construction date places it within the final years of the historic period, demonstrating the community's continued success in attracting families seeking quality residential neighborhoods within established community frameworks nearly fifty years after Ford's initial Village Industries investment. The property represents the culmination of Flat Rock's residential development patterns, showing how the community maintained its distinctive character and continued attractiveness throughout the entire transformation from rural village to mature suburban community.

The building's construction during 1970 demonstrates Flat Rock's sustained economic vitality and residential appeal during a period when many industrial communities were experiencing economic challenges and population decline. The property represents the confidence that families continued to place in Flat Rock's future as a stable, desirable community that could provide both residential quality and economic opportunity during the transition from the industrial expansion period to the more diversified economic base that would characterize the community's future development.

The property reflects the types of residential investment that enabled Flat Rock to maintain its community character while participating in the broader suburban development trends that characterized southeastern Michigan during the late 1960s and early 1970s. The building demonstrates how the community successfully adapted to changing residential preferences and architectural styles while preserving the neighborhood stability and community identity that had distinguished its evolution since the Village Industries period.

Under Criterion C, the building represents the Colonial Revival architectural movement during its period of renewed popularity in the late 1960s and early 1970s. The structure demonstrates the return to traditional American residential forms following the modernist movements that had dominated suburban development during the post-war period. This architectural shift reflected changing cultural values and aesthetic preferences that emphasized historical continuity, family stability, and connection to American architectural heritage during a period of rapid social change.

The building's Colonial Revival design reflects the broader cultural movement toward traditional values and historical precedent that characterized American society during the early 1970s, when families sought residential forms that conveyed stability and connection to established cultural patterns. The property demonstrates how traditional architectural forms could be adapted to contemporary construction methods and suburban development patterns while maintaining the cultural associations and visual appeal that made them attractive to conservative residential markets.

The building's design represents the continued evolution of American residential architecture within established suburban frameworks, showing how traditional forms remained viable and appealing even during periods dominated by contemporary and modernist design approaches. The property demonstrates the persistent influence of historical precedent on American

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

<sup>2</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Morris & Ruth West and family; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 22 of 1034; United States. National Archives and Records Administration.

<sup>3</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 22, for Morris & Ruth West ; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

<sup>4</sup> "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.

residential preferences and the successful adaptation of colonial forms to late 20th-century construction and lifestyle requirements.

**End of Historic Period Significance:** The building's 1970 construction date provides crucial documentation of Flat Rock's continued residential development during the final years of the late period of significance, demonstrating the community's sustained success and continued attractiveness to families seeking traditional suburban housing. This timing illustrates the completion of Flat Rock's transformation from rural village to mature suburban community while maintaining the distinctive character that had guided its evolution throughout the historic periods.

**Integrity Assessment:** The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the residential neighborhood that represents the culmination of Flat Rock's historic development patterns. **Design integrity** is maintained through retention of the original Colonial Revival form, two-story configuration, symmetrical facade composition, and traditional proportional relationships. **Workmanship integrity** is evident in the construction quality and attention to detail that demonstrate 1970 residential building standards. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as early 1970s traditional suburban housing that reflects the final phase of the late period of significance. **Association integrity** is maintained through the building's continued residential use and its role in representing the sustained residential development that demonstrated Flat Rock's successful evolution throughout the entire historic period.

**Materials integrity** has been compromised through exterior modifications, but these alterations follow established patterns for maintaining suburban housing over time. The building's preservation of character-defining architectural features, particularly the Colonial Revival form and traditional proportional relationships, enables it to convey its historical and architectural significance despite material changes.

**Community Development Conclusion:** The building's 1970 construction date provides important documentation of the successful completion of Flat Rock's transformation during the late period of significance, demonstrating how the community maintained its attractiveness and distinctive character throughout nearly fifty years of industrial and suburban development. The property represents the culmination of residential development patterns that began with the Village Industries period and continued through the mature suburban phase that characterized the community's evolution.

**Architectural Evolution:** The property represents the final phase of residential architectural development within the Flat Rock Historical District, demonstrating the return to traditional forms following the modernist experimentation of the post-war period. This architectural sequence provides valuable documentation of changing aesthetic preferences and cultural values that influenced American residential design during the late 20th century.

**Recommendation:** This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite material alterations, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as final-phase residential development that represents the successful culmination of Flat Rock's transformation during the late period of significance. The property's Colonial Revival architecture and 1970 construction date make it valuable for understanding the complete chronology of residential development that enabled Flat Rock to maintain its community identity while participating in the broader suburban transformation of southeastern Michigan. The building represents the sustained residential attractiveness and community success that demonstrated the long-term viability of the development principles that had guided Flat Rock's evolution since the Village Industries period.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_02\_0080\_000; citing records held by the City of Flat Rock.

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

Street Address	26354 Ypsilanti Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0079_000 Lot 79 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096300	Long: -83.287400	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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

Construction Date	ca.1920		
Architectural Style	Craftsman/Folk Victorian		
Building Form	1.5 story bungalow w/ rear extension		
Roof Form	Side-facing gable w/front dormer		
Roof Materials	Asphalt shingles		
Exterior Wall Materials	Aluminum siding		
Foundation Materials	Concrete block		
Window Materials	Wood frame windows (likely restored or replaced)		
Window Type	Double-hung windows with multi-light upper sash		
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Number/Type:	1 Garage		

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture; Industry			
Period(s) of Significance	1920-1972 (Late Period) - Note: 1920 construction predates but supports late period			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	26354 Ypsilanti			
Historic/Original Owner	David & Ancy Cotton			
Historic Building Use	Multi-family residence			
Current Building Use	Multi-family residence			
Builder/Contractor	Historic restoration by Norm Haase			

Survey Date	25 Sep 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

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

This c. 1915-1919 Craftsman/Folk Victorian duplex is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents pre-Village Industries residential development that predates Ford's formal program and demonstrates early multi-family housing that provided affordable residential options for working families. The property has been thoughtfully restored with attention to historical details while maintaining its original duplex configuration and architectural character.

The house exhibits Craftsman and Folk Victorian characteristics with a cross gable roof form that includes prominent front gables and varied rooflines that create architectural interest and provide definition to the duplex units. The roof is covered with brown asphalt shingles. The complex roof form reflects the sophisticated design approaches used in early 20th-century duplex construction.

The exterior walls are clad in aluminum siding that has replaced the original wood clapboard, though the restoration appears to have been undertaken with attention to maintaining appropriate proportions and architectural details. The light green color scheme with white trim provides an attractive appearance that respects the building's historical character while providing modern maintenance benefits.

A particularly significant feature is the retention of several original wood windows with multi-light upper sash configurations, which represents important preservation of early 20th-century building materials. These original windows demonstrate authentic Craftsman design principles and provide valuable examples of period window craftsmanship. The property also includes some updated replacement windows that appear to have been selected to maintain appropriate proportions and character.

The front facade displays asymmetrical composition typical of Craftsman design, with prominent covered front porches that serve both duplex units. The porches include white columns and railings that provide visual unity while serving the functional needs of the multi-family building. The porch design demonstrates the Craftsman emphasis on outdoor living and creates welcoming entrance features for both residential units.

The building's duplex configuration represents an important early example of multi-family housing that provided affordable residential options for working families during the 1910s. This housing type was significant for accommodating the growing workforce that would later be employed in Ford's Village Industries program, demonstrating the pre-existing residential infrastructure that supported the community's industrial development.

Character-defining features include the cross gable roof, the duplex configuration with dual front porches, the retention of original wood windows with multi-light upper sash, the Craftsman architectural details, and the overall early 20th-century multi-family residential character that has been preserved through attentive restoration.

## History of the Resource

Provide information on previous owners, land use, construction 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 & Amy Cotton were living at 26354 Ypsilanti.<sup>1</sup> In 1939, George & Elsie Norrix were living at 26354 Ypsilanti.<sup>2</sup> In 1939, John & Alice Wood were living at 26354 Ypsilanti.<sup>3</sup>

In 1940, David & Amy Cotton were living at 26354 Ypsilanti St., and David was employed as a car knocker for the railroad.<sup>4</sup> In 1940, George & Elsie Norrix were living at 26354 Ypsilanti St., and George was employed as a laborer for the auto factory.<sup>5</sup> In 1940, Daniel & Martha Cotton were living at 26354 Ypsilanti St., and Daniel was employed as a fireman for the oil refinery.<sup>6</sup> David M. Cotton and Ancy, his wife, conveyed Lot 79 in the Assessor's Flat Rock Plat No. 4 to Willard G. Spencer and Mary F. Spencer by Warranty Deed on March 27, 1946, recorded April 26, 1946.<sup>7</sup> Willard G. Spencer and Mary F., his wife, took out a mortgage from The State Savings Bank of Flat Rock, Michigan, a corporation, in the amount of \$2,400 on April 9, 1946, recorded April 26, 1946, on Lot 79 [This mortgage, taken shortly after purchase, may indicate construction or improvement of the residence].<sup>8</sup>

Willard G. Spencer and Mary F., his wife, conveyed Lot 79 to Bruce Wise Bartlett and Christine M., his wife, by Warranty Deed on June 30, 1967, recorded July 5, 1967.<sup>9</sup> Bruce Wise Bartlett and Christine M., his wife, took out a mortgage from Guaranty Federal Savings and Loan Association in the amount of \$9,100 on June 30, 1967, recorded July 5, 1967, on Lot 79.<sup>10</sup>

Mary C. Bartlett, as plaintiff, filed a Wayne County Action (Complaint for Divorce) against Bruce W. Bartlett, as defendant, on August 21, 1974, regarding Lot 79.<sup>11</sup>

In 1950, Lawrence & Dorothy Wolf and son resided at 26354 Ypsilanti; and Lawrence worked at the Waterworks for the Auto Parts Manufacturer [Headlamp Plant].<sup>12</sup> In 1950, Willard & Mary Spencer resided at 26354 Ypsilanti; and Willard worked as a tank repair man for the railroad.<sup>13</sup>

In 1969, Willard Spenser resided at 26354 Ypsilanti Street.<sup>14</sup> In 1971, Bruce Bartlett & Lee Robinson resided at 26354 Ypsilanti Street.<sup>15</sup>

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

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

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

<sup>4</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling 167, for David & Amy Cotton ; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>5</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling 168, for George & Elsie Norrix ; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>6</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling 169, for Daniel & Martha Cotton ; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; Imaged. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemil/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.**

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>11</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>12</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 23, for Lawrence & Dorothy Wolf and son; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

<sup>13</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 24, for Willard & Mary Spencer ; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

<sup>14</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1967-68) p. 59, for Ypsilanti St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>15</sup> "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti St. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

## Statement of Significance/Recommendation of Eligibility

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

This c. 1915-1919 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**, **Criterion C for Architecture**, and has significance for **Social History**. The property represents exceptional early multi-family residential development that predates Ford's Village Industries program and demonstrates the pre-existing community infrastructure that supported working families and industrial development.

**Criterion A - Community Planning and Development:** Built prior to 1920, this duplex represents the pre-existing residential infrastructure that provided the community foundation upon which Ford's Village Industries would build. The multi-family housing configuration demonstrates early approaches to providing affordable housing for working families, establishing patterns that would support the industrial workforce attracted by Ford's program. The restoration demonstrates continued commitment to preserving important early community development patterns.

**Criterion C - Architecture:** The property represents an exceptional example of early 20th-century duplex architecture with Craftsman and Folk Victorian influences. The retention of original wood windows, the complex roof form with cedar shingles, and the dual porch configuration demonstrate sophisticated design approaches to multi-family housing. The thoughtful restoration preserves important architectural character while maintaining the building's functionality.

The duplex configuration represents important social history related to early 20th-century housing patterns for working families. This building type provided affordable residential options that would have housed the workforce that supported Flat Rock's early industrial development and later Ford's Village Industries program.

The pre-1920 construction date places this property among the earliest multi-family residential development in the district, representing the community foundation that existed before Ford's Village Industries program. This property demonstrates the housing infrastructure that supported working families and provided the basis for the community's later industrial transformation.

The sympathetic restoration demonstrates exceptional commitment to preserving early 20th-century multi-family architecture while maintaining contemporary functionality. The retention of original windows alongside appropriate replacements shows thoughtful preservation planning.

The retention of original wood windows and the overall preservation of duplex character makes this property valuable for understanding early 20th-century multi-family housing design and construction techniques.

## References

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

City of Flat 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\_02\_0079\_000 Lot 79; citing records held by the City of Flat Rock.

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



Street Address	26368 Ypsilanti [321 Ypsilanti]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0078_000 Lot 78 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096400	Long: -83.287300	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	Before 1908
Architectural Style	Folk Victorian/Queen Anne
Building Form	1.5 Story Queen Anne Cottage
Roof Form	Cross gable with bay projections
Roof Materials	Asphalt shingles
Exterior Wall Materials	Horizontal wood clapboard
Foundation Materials	Concrete block
Window Materials	Original Wood Windows
Window Type	Double-hung windows/shutters
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage detached

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	c. 1890-1947 (within district's 1890-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input checked="" type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26368 Ypsilanti			
Historic/Original Owner	Congregational Church / Hutchinson Family			
Historic Building Use	Parsonage for the Congregational Church			
Current Building Use	Commercial: Haase Construction Office			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Historic Restoration by Norm Haase			

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

## **Narrative Architectural Description**

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

This c. 1890-1899 Queen Anne/Folk Victorian cottage is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents early pioneer residential development that significantly predates Ford's Village Industries program by nearly three decades, making it an exceptional example of late 19th-century residential architecture with substantial original material integrity despite some necessary material replacements over time.

The house exhibits classic Queen Anne characteristics with a complex cross gable roof form that includes projecting bay sections and varied rooflines that create visual interest and architectural sophistication. The roof is covered with asphalt shingles that represent a later replacement of what would have originally been wood shingles or slate, a common and appropriate maintenance practice for buildings of this age. The varied roof forms and projecting elements create the asymmetrical composition typical of Queen Anne design from the 1890s period.

An extraordinary feature of this property is the retention of original wood clapboard siding, which represents exceptional preservation of late 19th-century building materials. The wood siding appears to be in excellent condition and maintains the authentic texture, proportions, and appearance of original construction. This level of material preservation from the 1890s is extremely rare and makes the property invaluable for understanding late 19th-century construction techniques and materials.

The windows appear to retain their original wood frames and multi-light upper sash configurations, which is extraordinarily significant for material integrity given the building's age of over 125 years. The double-hung windows with divided upper sash reflect authentic Queen Anne/Folk Victorian design principles of the 1890s and represent exceptional preservation of original window materials and craftsmanship. The window proportions and arrangements demonstrate the style's emphasis on varied fenestration and architectural interest typical of the late Victorian period.

The front facade displays the asymmetrical composition typical of Queen Anne design, with projecting bay sections that create depth and visual complexity characteristic of 1890s residential architecture. A covered front porch with decorative elements provides outdoor living space and demonstrates the Queen Anne emphasis on varied architectural features and surface textures popular in the late 19th century. The porch appears to have been carefully maintained to preserve its historical character.

The foundation appears to be stone or concrete block construction that has been maintained in excellent condition over more than a century. The building's setting includes a well-maintained lawn and appropriate landscaping that reinforces the historical residential character.

A particularly significant aspect of this property is its exceptional survival from the 1890s with careful maintenance and appropriate material replacements where necessary. The preservation demonstrates exceptional commitment to maintaining authentic late 19th-century residential architecture while making practical updates such as roofing replacement that ensure the building's continued viability.

Character-defining features include the complex cross gable roof form typical of 1890s Queen Anne design, the exceptional original wood clapboard siding, the original wood windows with multi-light upper sash, the projecting bay sections, the covered front porch with period details, and the overall Queen Anne/Folk Victorian architectural character that has been carefully preserved from the late 19th century.

## History of the Resource

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

Edmund Hall & Mary H., wife, to Trustees of First Congregational Church of Flat Rock, Warranty Deed, \$400, July 18, 1899, recorded August 22, 1899 (Liber 524, Page 519) — Lot 157 et al.<sup>1</sup>

Frances O. Hall, widow of Benjamin Hall, to [same], Warranty Deed, \$1, July 22, 1899, recorded August 19, 1899 (Liber 525, Page 446) — Lot 157.<sup>2</sup>

First Congregational Society of Flat Rock, a Michigan Corp., to James N. Nelson, Mortgage \$500, September 26, 1931, recorded October 16, 1931 (Liber 2620, Page 488) — Lot 157; discharged #A910643, Liber 8417, Page 164.<sup>3</sup>

In 1910, John & Rosalie Hutchison and son resided at 321 Ypsilanti St., and John was employed as the minister for the Congregational Church.<sup>4</sup> In 1920, John & Rosalie Hutchison and son were living at 321 Ypsilanti St., and John was employed as a minister for the Congregational Church.<sup>5</sup> In 1930, John F. & Elizabeth Hutchinson and family were living at 321 Ypsilanti St., and John was employed as a Clergyman for the Congregational Church.<sup>6</sup>

In 1939, Rev. Nathaniel & Louisa Skidmore were living at 26368 Ypsilanti.<sup>7</sup> In 1940, Nathaniel & Louisa Skidmore resided at 26368 Ypsilanti St., and Nathaniel employed as a minister for the Congregational Church.<sup>8</sup>

In 1950, Peter & Doris Vos and children resided at 26368 Ypsilanti; and Peter worked as a Minister for the Congregational Church.<sup>9</sup> In 1971, Allen R. Brooks resided at 26368 Ypsilanti Street.<sup>10</sup>

In January 1941, this one and a half story, single-family residence with matching single car garage was situated on Lot 78 of block 2 in the Village of Flat Rock; the address was 26368 Ypsilanti St. [with prior noted address of 321 Ypsilanti St.].<sup>11</sup>

A mortgage discharge was recorded on Lot 78, with James N. Nelson and the First Congregational Society of Flat Rock, Michigan, a corporation, filing the discharge on December 14, 1946, recorded January 10, 1947, referencing a mortgage in Liber 2620, Page 488.<sup>12</sup>

The First Congregational Society of Flat Rock, Michigan, a corporation, conveyed Lot 78 in the Assessor's Flat Rock Plat No.

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Index Books > Type: **MUNICIPALITIES** > Township: **UPPER BROWNSTOWN** > Platted/Unplatted: **SECTION 31 AND FLAT ROCK (FRMLY VILLAGE OF VREELAND)** > Search >. Citing Wayne County Register of Deeds Office, Detroit. Note: Very large set of maps and indexed detailed records, 229 pages.

<sup>2</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Private Plat of Section 31, T4S R10E, 1827 – 1985.

<sup>4</sup> **1910** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 18B, dwelling 400, family 413, for John & Rosalie Hutchison and son; NARA microfilm publication T624, roll 678; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3357-9RJ7-91L?view=explore&action=view&cc=1727033&lang=en&groupId=TH-1942-23013-6014-79>; accessed 27 Sep 2025), FHL# 004972512, Image 274 of 1107; United States. National Archives and Records Administration; **ALSO**: As evidenced by the decades of previous occupants of 26368 Ypsilanti; this residence was has historically been the parsonage for the Congregational Church in Flat Rock; however, because this parsonage was owned by the Congregational Church, there are no township tax records that would help us find a clear date of construction.

<sup>5</sup> **1920** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 1B, dwelling 15, family 17, for John & Rosalie Hutchison and son; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:335Q-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.

<sup>6</sup> **1930** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 189, family 206, for John F. & Elizabeth Hutchinson and family; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:335Q-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.

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

<sup>8</sup> **1940** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Nathaniel & Louisa Skidmore; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:335Q-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79>; accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>9</sup> **1950** U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 25, for Peter & Doris Vos and children; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:335Q-SQHW-59F-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45>; accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

<sup>10</sup> "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.

<sup>11</sup> Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 1 of 4, for Ypsilanti 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.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged**. *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE**: This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.

4 to Mary Kusz, a widow, by Warranty Deed on October 15, 1959, recorded October 22, 1959.<sup>13</sup>

Mary Kusz Miller conveyed Lot 78 to Mary Kusz Miller and Larry J. Kusz, mother and son, with rights of survivorship and not as tenants in common, by Quit Claim Deed on July 9, 1966, recorded September 23, 1966.<sup>14</sup>

### Statement of Significance/Recommendation of Eligibility

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

This c. 1890–1899 property is recommended as Contributing to the Flat Rock Historical District and Individually Eligible for the National Register under Criterion A (Community Planning and Development) and Criterion C (Architecture).

Built prior to 1900, this house represents the earliest pioneer residential development in the area, establishing a community foundation nearly three decades before Ford's Village Industries program. The property demonstrates the quality residential character that already existed in Flat Rock during the 1890s—the pre-industrial village settlement that provided an established community base later contributing to the area's attractiveness for Ford's industrial investment.

The property represents an exceptional example of Queen Anne/Folk Victorian architecture with extraordinary material integrity for a building of this age. Original wood clapboard siding, original wood windows, complex roof forms, projecting bays, and period details survive intact, demonstrating the craftsmanship and design typical of prosperous late Victorian residential construction. At over 125 years old, this level of original material preservation is extremely rare, making the property invaluable for understanding 1890s construction techniques and Queen Anne/Folk Victorian design principles.

The combination of pioneer-period construction, dual-criteria significance, outstanding material integrity across all seven aspects, and exceptional rarity of surviving 1890s architecture with this level of preservation supports both contributing status and individual National Register eligibility.

### References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_02\_0078\_000; citing records held by the City of Flat Rock.

<sup>13</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>14</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

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

Street Address	26376 Ypsilanti [317 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0077_002 Lot 77 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.096500	Long: -83.287200			
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	ca. 1928	
Architectural Style	Gothic Revival Cottage	
Building Form	1.5 story cottage w/ side extension	
Roof Form	Cross Gable	
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, Casement and bay window	
Outbuildings	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Number/Type:	1 Garage	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1920-1975 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/>
	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>		
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/> (siding)	Moved <input type="checkbox"/>	Date(s):
Current/Common Name	26376 Ypsilanti			
Historic/Original Owner	James & Jane Will			
Historic Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Historical Restoration work by Norm Haase			

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

## **Narrative Architectural Description**

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

This 1928 Gothic Revival cottage is a 1.5-story residential structure situated on Ypsilanti Street in Flat Rock. The building represents early residential development during the foundational period of Ford's Village Industries program and exhibits a distinctive architectural style that demonstrates the variety and quality of residential construction that characterized Flat Rock during the program's early implementation.

The house exhibits Gothic Revival characteristics with a prominent front gable that creates a strong vertical emphasis and provides the building with its distinctive cottage character. The cross-gable roof form includes both the dominant front gable and side gables that create visual interest and provide natural light to interior spaces. The roof is covered in dark asphalt shingles that complement the building's traditional styling.

The exterior walls are currently clad in replacement vinyl siding that has replaced the original wood clapboard construction. While this alteration affects the building's material integrity, the underlying Gothic Revival form, proportions, and architectural details remain intact. The foundation appears to be concrete block or stone construction, typical of late 1920s residential building practices.

A distinctive feature of this cottage is the arched window in the front gable, which reinforces the Gothic Revival styling and creates architectural interest. This window type is characteristic of Gothic Revival design and demonstrates the attention to stylistic details that characterized quality residential construction during the late 1920s. The arched window provides both functional light and decorative emphasis to the front gable.

The front facade includes a covered front porch that provides weather protection and creates a welcoming entrance feature. The porch appears to maintain its original configuration and contributes to the cottage's residential character. Windows throughout the house include both double-hung and casement types that appear to be replacements but maintain appropriate proportions for the Gothic Revival style.

A significant feature is the bay window or projecting window area on the side elevation, which adds architectural interest and demonstrates the quality residential design of the late 1920s period. This feature provides additional interior light and space while contributing to the cottage's distinctive character.

The property includes an original detached garage that represents the accommodation of automobile ownership during the late 1920s period. The garage appears to be contemporaneous with the main house and demonstrates the complete residential planning that characterized quality suburban development during the early Village Industries years.

Character-defining features include the cross-gable roof form with prominent front gable, the arched window in the gable end, the Gothic Revival cottage proportions and massing, the covered front porch, the bay window feature, and the original detached garage that completes the residential complex.

## History of the Resource

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

In 1930, James & Jane Will were living at 317 Ypsilanti St., and James was employed as an Accountant for the Village.<sup>1</sup> In 1939, Charles & Anna Fossett and family were living at 26376 Ypsilanti.<sup>2</sup> In 1940, Charles & Anna Fossett and family were living at 26376 Ypsilanti St., and Charles was employed as a conductor for the railroad.<sup>3</sup> In 1950, Agnes Brown, a widow, and Fred and Carlos, lodgers, resided at 26376 Ypsilanti; and Fred was employed as a butt welder for an auto parts manufacturer, while Carlos was employed as a locomotive fireman for the railroad.<sup>4</sup> In 1970, Agnes Brown still resided at 26376 Ypsilanti Street.<sup>5</sup>

In January 1941, this one-and-a-half story, single-family residence with matching single car garage is situated on Lot 77 of block 2 in the Village of Flat Rock; the address was 26376 Ypsilanti St [with prior address of 317 Ypsilanti].<sup>6</sup>

## Statement of Significance/Recommendation of Eligibility

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

This 1928 property is recommended as contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and under Criterion C for Architecture.

Under Criterion A, the house documents early residential construction during the foundational period of Ford's Village Industries program, representing the housing development that followed establishment of the Headlamp Plant in December 1922 and supported the community's transformation from agricultural village to suburban-industrial center.

Under Criterion C, the property is a distinctive example of Gothic Revival cottage architecture within the district. The arched gable window, cross-gable roof form, and compact cottage proportions represent a stylistic departure from the Craftsman bungalows and Colonial Revival houses more commonly found in the district, demonstrating the architectural variety and sophistication that Village Industries-era development supported. The survival of the original detached garage preserves a complete late-1920s residential ensemble including early automotive accommodation.

The property retains sufficient integrity to convey its significance despite material alterations. Location, design, setting, feeling, and association remain strong — the Gothic Revival form, cross-gable roof, and arched window are intact and clearly legible. Materials and workmanship are compromised by replacement siding and windows, but the distinctive silhouette and architectural character that distinguish this property within the district are preserved.

**Recommendation:** 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\_02\_0077\_002; citing records held by the City of Flat Rock.

<sup>1</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 193, family 210, for James & Jane Will ; 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.

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

<sup>3</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Charles & Anna Fossett and family; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>4</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 3, dwelling 26, for Agnes Brown and roomers; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59FJ-X?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL#108990835, image 4 of 58; United States. National Archives and Records Administration.

<sup>5</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1969-70) p. 59, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>6</sup> Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 1 of 4, for Ypsilanti 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.

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

Street Address	26388 Ypsilanti Street		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0077_001 Lot 77 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.0983921	Long: -83.2917176	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1926
Architectural Style	Craftsman Bungalow (adapted for commercial use)
Building Form	One-and-one-half story bungalow with dormer
Roof Form	Hip roof with front-facing dormer
Roof Materials	Asphalt shingles
Exterior Wall Materials	Vinyl siding with brick foundation/wainscot
Foundation Materials	Brick masonry
Window Materials	Aluminum
Window Type	Double-hung and sliding
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage (detached)

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Commerce; Architecture; Social History			
Period(s) of Significance	1920-1972 (Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Historic Name	Rosies Pizza			
Historic/Original Owner	Charles & Pauline Brandes . O'Neal Family			
Historic Building Use	Residential/Mixed residential-commercial			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local builder			

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

## Narrative Architectural Description

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

This is a 1½-story Craftsman bungalow of frame construction set on a continuous brick foundation, oriented with its principal elevation facing west toward Ypsilanti Street. The building presents a side-gabled form clad in brown asphalt shingles, with the front roof slope extending down in a catslide to shelter the full-width porch — a characteristic Craftsman massing that anchors the building to its site and emphasizes horizontal proportions. A prominent front-facing gable dormer breaks the catslide slope to light the upper half-story. A secondary cross-gable projects from the south elevation, creating asymmetrical massing characteristic of the style. The roof exhibits a moderate overhang with exposed rafter tails at the eaves, and a wide frieze board caps the wall-to-roof transition at the dormer and gable ends.

The dark red-brown common brick is laid in running bond, carried up from the foundation to form a full-height first-story veneer that wraps the visible elevations and integrates seamlessly into the porch piers and knee wall. This brick-over-frame construction was a common and economical approach in southeastern Michigan Craftsman houses of the 1920s, providing substantial masonry character without full bearing-wall expense. The upper half-story and dormer are clad in painted wood clapboard siding in a pale yellow-green, creating the two-tone material contrast Craftsman builders used to articulate the story break and relieve the visual weight of the facade.

The full-width front porch is sheltered beneath the catslide extension, supported by tapered brick piers rising from a continuous low brick knee wall. Concrete steps at center provide access through the knee wall, flanked by low brick cheek walls. Fenestration includes 1/1 double-hung sash flanking the main entrance at the first story and a pair of windows within the front dormer gable. Window frames appear to be a mix of original or early wood units above with possible replacement sash at the first story.

The south elevation reveals the building's commercial adaptation: a flat-roofed addition with red-painted surfaces extends from the side wall, accommodating restaurant use. This addition is set back from the primary facade and subordinate in scale, leaving the principal Craftsman composition intact from the street. The essential character-defining features — side-gabled catslide form, brick-and-clapboard material palette, full-width porch with tapered piers and knee wall, exposed rafter tails, and overall proportional relationships — remain clearly legible and well-preserved.

## History of the Resource

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

In 1930, Charles H. & Pauline Brandes were living at 311 Ypsilanti St., and Charles was employed as a Blacksmith for the Railyard.<sup>1</sup> In 1939, Charles & Pauline Brandes were living at 26388 Ypsilanti.<sup>2</sup> In 1940, Charles & Pauline Brandes were living at 23688 Ypsilanti St., and Charles was employed as a blacksmith for the railroad.<sup>3</sup> In 1950, Pauline Brandes and son resided at 26388 Ypsilanti; and she was retired.<sup>4</sup>

The Estate of Pauline Brandes, also known as Pauline M. Brandes, deceased, was the subject of a Probate File filed November 4, 1959, regarding Lot 77 excluding the southeast 51 feet; the heirs were listed as Mable Phillips and Elda Kosters, who were also the devisees and legatees and an inventory was filed April 6, 1960.<sup>5</sup>

Elda Kosters conveyed Lot 77, excluding the southeast 51 feet, to Mable Phillips by Quit Claim Deed on November 1, 1961, recorded December 18, 1961<sup>6</sup>. Mable Phillips conveyed Lot 77, excluding the southeasterly 51 feet, to Roland E. Cousino and Agnes A., his wife, by Warranty Deed on April 2, 1962, recorded April 5, 1962.<sup>7</sup>

<sup>1</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 226 (stamped), enumeration district (ED) 82-880, sheet 10A, dwelling 191, family 208, for Charles H. & Pauline Brandes ; 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.

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

<sup>3</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, for Charles & Pauline Brandes ; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>4</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-3, sheet 4, dwelling 27, for Pauline Brandes and son; 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.

<sup>5</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026; **Imaged.** *Wayne County Register of Deeds Quicklink* (<https://kofilequicklinks.com/waynemi/> : accessed 2026) > Search Liber Books > Liber Type: **Plat** > Liber #: **67** > Page #: **44** > Search >. Citing Wayne County Register of Deeds Office, Detroit. **NOTE: This lot history narrative covers Lots 74 through 147 inclusive of Assessor's Flat Rock Plat No. 4 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 44, on 3 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-12-1 through 6A-12-31.**

<sup>6</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

<sup>7</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 4, 1940 – 2026.

Roland E. Cousino and Agnes A., his wife, conveyed Lot 77, excluding the southeasterly 51 feet, to Russel L. O’Neal and Rose, his wife, by Warranty Deed on September 3, 1968, recorded September 10, 1968.<sup>8</sup> Russel L. O’Neal and Rose, his wife, took out a mortgage from Down River Federal Savings and Loan Association of Wyandotte in the amount of \$14,669 on September 3, 1968, recorded September 10, 1968, on Lot 77 excluding the southeasterly 51 feet.<sup>9</sup> Down River Federal Savings and Loan Association of Wyandotte assigned this mortgage to Detroit Bank and Trust Co. on November 22, 1968, recorded November 27, 1968.<sup>10</sup>

In 1971, Russell L. O’Neal & K.W. Gregerson resided at 26388 Ypsilanti Street.<sup>11</sup>

Russel L. O’Neal and Rose, his wife, took out an additional mortgage from Down River Federal Savings and Loan Association of Wyandotte in the amount of \$19,000 on January 28, 1969, recorded February 3, 1969, on Lot 77 except the southeasterly 51 feet thereof.<sup>12</sup>

### Statement of Significance/Recommendation of Eligibility

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

The building at 26388 Ypsilanti Street North is recommended as contributing to the Flat Rock Historical District under Criterion A for Community Planning and Development and under Criterion C for Architecture.

Under Criterion A, this 1926 building documents the residential construction boom that followed Ford’s establishment of the Village Industries Headlamp Plant in December 1922. Originally built as a residence, its subsequent conversion to a restaurant demonstrates the adaptive reuse patterns through which Flat Rock’s early housing stock accommodated changing commercial needs while preserving neighborhood character — the kind of entrepreneurial flexibility that sustained small-scale community commerce throughout the period of significance.

Under Criterion C, the building is one of the stronger examples of Craftsman bungalow architecture within the proposed district. Character-defining features include a hip roof with dormer, substantial brick foundation, wood siding, and the horizontal proportions and honest materials expression characteristic of the style at its peak of influence on American residential design. The Craftsman vocabulary — accessible, well-built, and integrated with its neighborhood context — aligned naturally with the middle-class residential development that the Village Industries program attracted to Flat Rock during the 1920s.

The property retains exceptional integrity across all seven aspects. The building remains on its original site with original Craftsman form, hip roof and dormer configuration, brick foundation, and wood siding intact. The neighborhood setting preserves its mixed residential-commercial character, and the building’s continued community-serving commercial use maintains direct association with the adaptive development patterns it represents. The successful conversion to commercial function without loss of architectural character further demonstrates the quality of original construction.

**Recommendation:** 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\_02\_0077\_001; citing records held by the City of Flat Rock.

<sup>8</sup> Wayne County, Michigan, Historic Index Book Database, Assessor’s Flat Rock Plat No. 4, 1940 – 2026.

<sup>9</sup> Wayne County, Michigan, Historic Index Book Database, Assessor’s Flat Rock Plat No. 4, 1940 – 2026.

<sup>10</sup> Wayne County, Michigan, Historic Index Book Database, Assessor’s Flat Rock Plat No. 4, 1940 – 2026.

<sup>11</sup> “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.

<sup>12</sup> Wayne County, Michigan, Historic Index Book Database, Assessor’s Flat Rock Plat No. 4, 1940 – 2026.

**Michigan SHPO Architectural Properties Identification Form**

**Property Overview and Location**

Street Address	26311 Ypsilanti St. [348 Ypsilanti]		
City/Township, State, Zip Code	Flat Rock, Michigan 48134		
County	Wayne County		
Assessor's Parcel #	58_094_02_0083_000 Lot 83 Assessor's Flat Rock Plat No. 4 (May 1940)		
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.0971908	Long: -83.2912634	
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/>

**Property Type**

*(Insert primary photograph below.)*

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



**Architectural Information**

Construction Date	ca. 1870
Architectural Style	Folk Victorian
Building Form	1.5 story vernacular
Roof Form	Multiple gable roof sections
Roof Materials	Asphalt shingles
Exterior Wall Materials	Wood shingles & vinyl siding
Foundation Materials	Concrete block/basement
Window Materials	Aluminum or vinyl frame
Window Type	Double-hung & sliding windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	1 Garage (detached)

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>			
Criteria Considerations:	a. <input type="checkbox"/>	b. <input type="checkbox"/>	c. <input type="checkbox"/>	d. <input type="checkbox"/>	e. <input type="checkbox"/>	f. <input type="checkbox"/>	g. <input type="checkbox"/>
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name: Flat Rock Historical District				
Not Eligible <input type="checkbox"/>							
Area(s) of Significance	Community Planning and Development; Industry; Architecture						
Period(s) of Significance	c. 1890-1947 (within district's 1890-1975 period)						
Integrity – Does the property possess integrity in all or some of the 7 aspects?							
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/>	Feeling <input checked="" type="checkbox"/>	Association <input checked="" type="checkbox"/>	
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):		
Current/Common Name	26311 Ypsilanti						
Historic/Original Owner	Ambrose "Spencer" & Caroline (nee VanRiper) Langdon Residence						
Historic Building Use	Single Family Residence						
Current Building Use	Single Family Residence						
Architect/Engineer/Designer	unknown						

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

## Narrative Architectural Description

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

This c. 1870-1899 Folk Victorian cottage is a 1.5-story residential structure situated on a corner lot on Ypsilanti Street in Flat Rock. The building represents early pioneer residential development that significantly predates Ford's Village Industries program by approximately three decades, making it one of the earliest surviving residential structures in the district. The property demonstrates late 19th-century residential architecture with mixed material preservation that includes both original elements and sympathetic alterations.

The house exhibits Folk Victorian characteristics with a simple side gable roof form and 1.5-story configuration typical of late 19th-century modest housing. The roof is covered with asphalt shingles that represent modern replacement of original wood shingles or slate. The simple gable form reflects the practical vernacular building traditions of the 1890s period.

The exterior walls display a mixed materials approach that represents both preservation and alteration. The upper story retains wood shingle siding in a gray color that may be original or historically appropriate replacement, representing the type of exterior finish common in late 19th-century residential construction. The lower story is clad in blue vinyl siding that represents a later alteration covering original materials. This mixed approach creates visual interest through color contrast between the gray upper story and blue lower story.

A significant feature of this property is the retention of some original wood windows protected by aluminum storm windows, particularly visible on the upper story. The survival of original wood windows from the 1890s represents important preservation of historic materials and craftsmanship, demonstrating the same responsible stewardship approach seen in other properties where storm windows protect rather than replace original windows. Some windows appear to have been replaced, creating a mixed condition typical of buildings that have undergone gradual updating over 130+ years.

The front facade displays the asymmetrical composition typical of Folk Victorian design, with the entrance positioned off-center and windows arranged in a practical rather than formal pattern. A small front entry with metal railings and concrete steps provides access. The overall composition reflects the vernacular building traditions of late 19th-century working-class housing.

The corner lot siting provides the building with enhanced visibility and prominence within the neighborhood, making it a landmark structure that contributes significantly to the streetscape character. The corner location was often reserved for more substantial or prominent buildings in 19th-century town planning.

An important feature of this property is the retention of its original 1-car concrete block garage located at the rear. The concrete block construction represents early 20th-century garage building techniques (concrete block became common in the 1910s-1920s), suggesting the garage may have been added shortly after automobile ownership became common. The survival of this early garage structure adds to the property's historical completeness.

The building sits on a stone or concrete block foundation appropriate for 1890s construction methods. The property includes mature landscaping including Japanese maple trees that enhance the residential character.

Despite mixed material conditions, character-defining features include the 1.5-story Folk Victorian form, the simple side gable roof, portions of original wood shingle siding, some original wood windows with protective storm windows, the asymmetrical vernacular composition, the prominent corner lot location, and the early concrete block garage.

## History of the Resource

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

The residence at 26311 Ypsilanti St. was built about 1870 by Ambrose "Spencer" & Caroline (nee Van Riper) Langdon, after Spencer returned from serving as a Wagoner with the 150 Penn Co. J during the Civil War.<sup>1</sup> In 1930, George & Anna Horenchuk and family were living at 348 Ypsilanti St., and George was employed as a shipper for the Lamp Plant.<sup>2</sup> In 1940, George & Anna Horenchuk were living at 26311 Ypsilanti St., and George was employed as a painter for the auto factory.<sup>3</sup> In 1950, George & Arna Horenchuk resided at 26311 Ypsilanti; and George worked in the paint shop at a auto parts manufacturer.<sup>4</sup> In 1971, George Horenchuk resided at 26311 Ypsilanti Street.<sup>5</sup>

## Statement of Significance/Recommendation of Eligibility

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

This c. 1870–1899 property is recommended as **contributing** to the Flat Rock Historical District with potential for individual eligibility under Criterion A for Community Planning and Development and Criterion C for Architecture.

Under Criterion A, the house represents the earliest pioneer residential development in the district, constructed approximately three decades before Ford's Village Industries program established industrial operations in Flat Rock. The property demonstrates the pre-industrial village character that formed the community foundation later attractive to Ford's investment. Its corner lot location suggests prominence within the early settlement's planning hierarchy.

Under Criterion C, the property survives as an important example of 1890s Folk Victorian vernacular architecture with meaningful retention of original materials. Wood shingle siding on the upper story and original wood windows protected by storm windows preserve irreplaceable late 19th-century fabric; for a building exceeding 125 years, any survival of original materials is significant. Vinyl siding on the lower story and some replacement windows reduce but do not eliminate the property's ability to convey its 1890s character and construction techniques. An original concrete block garage, likely dating to the 1910s–1920s, documents early automobile-era outbuilding construction and adds a secondary layer of historical significance.

The property's exceptional age, meaningful material preservation, prominent corner lot location, and dual-criteria significance support both strong district contribution and potential individual eligibility consideration. Material alterations to the lower story affect but do not preclude individual listing, given the rarity of pre-1900 survivors and the retention of authentic pioneer-era fabric on the upper story.

## References

List references used to research and evaluate the individual property.

City of Flat 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\_02\_0083\_000; citing records held by the City of Flat Rock.

- 1 1900 Map Subdivision (annotated with property owners) of part frac. sec 6 & 31, T5S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved, 13 Dec 1900; **ALSO**, Brownstown Township, Wayne County, Michigan, "Tax Rolls 1864-1921," unpaginated, arranged alphabetically, Clerk's Office (vault), Brownstown Township. **ALSO**, 1870 U.S. census, Wayne County, Michigan, population schedule, Brownstown Post Office, p. 14 (penned), dwelling 116, family 110, for Spenser & Carrie Langdon; NARA microfilm publication M593, roll 709; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33HY-67VS-NCL?view=explore> : Oct 3, 2025), FHL Image Group Number: 004273766, image 19 of 483; United States. National Archives and Records Administration. **ALSO**, Wayne County, "Michigan, Misc. Marriage Books – Index and Records 1849-1887," Spenser Langdon and Caroline Van Riper, married 7 Apr 1867; imaged, "Michigan, Marriages, 1822–1995," *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:939V-5PSX-8V?i=119&lang=en> : accessed 3 Oct 2025), FHL Image Group Number: 004674393, image 120 of 272; citing County of Wayne (Michigan), Marriage Index and Records MICP 5-082, Roll 8, Detroit.
- 2 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, 225 (stamped), enumeration district (ED) 82-880, sheet 9A, dwelling 174A, family 190, George & Anna Horenchuk 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.
- 3 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-1, sheet 9B, dwelling, for George & Anna Horenchuk; NARA microfilm publication T627, roll 1825; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 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 63, for George & Arna Horenchuk; NARA Identifier #306578863; imaged, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-SQHW-59F-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." (1970-71) p. 57, for Ypsilanti 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	26325 Ypsilanti [340 Ypsilanti]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0084_000 Lot 84 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.097000		Long: -83.287000		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1929 (with 1966 garage)	
Architectural Style	Craftsman Bungalow	
Building Form	1 Story Rectilinear	
Roof Form	Hip roof with front dormer	
Roof Materials	Asphalt shingles	
Exterior Wall Materials	Vinyl siding	
Foundation Materials	Concrete block/slab	
Window Materials	Vinyl replacement windows	
Window Type	Picture windows and double-hung windows	
Outbuildings	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Number/Type:		

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	<b>Contributing to a district</b> <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1929-1949, 1966-1975 (within district's 1920-1975 period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Siding/Windows <input type="checkbox"/>	Moved <input type="checkbox"/> Date(s):
Current/Common Name	26325 Ypsilanti			
Historic/Original Owner	Jerome & Cassie Moffitt			
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Local builder/developer			

Survey Date	21 Sept 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

This 1929 Craftsman Bungalow is a single-story residential structure situated on Ypsilanti Street in Flat Rock, representing early residential development during the foundational period of Ford's Village Industries program. The building underwent a major alteration in 1966 with the addition of a large attached garage, creating a property that spans both the early and late periods of the district's significance.

The original house exhibits classic Craftsman Bungalow characteristics with a hip roof and prominent front dormer that provides light and ventilation to the interior spaces. The hip roof form with the dormer creates the characteristic bungalow profile that was popular during the 1920s. The roof is covered in asphalt shingles and includes a brick chimney.

The exterior walls are currently clad in replacement vinyl siding with contrasting burgundy or dark red trim that defines the roof lines and architectural details. This color scheme emphasizes the building's horizontal lines and bungalow proportions. The original building form and massing remain clearly identifiable despite the material changes.

A significant alteration occurred in 1966 when a large attached garage was added to the structure. This garage addition extends to the left (east) side of the original house and represents a major change to the property's appearance and massing. The garage includes a standard residential overhead door and is integrated into the overall roofline. The 1966 addition date places it within the district's period of significance and reflects the post-war emphasis on automobile accommodation that characterized suburban development during the Village Industries' later years.

The front facade of the original house maintains its bungalow character with a small covered entry area and symmetrical window arrangement. Windows appear to be replacement units but maintain the original opening configurations. The front entry includes steps leading to a small covered porch or stoop that provides weather protection.

The property demonstrates the evolution of residential needs and suburban development patterns within the Village Industries context. The original 1929 construction represents the early period when Ford's experiment was beginning to establish residential development, while the 1966 garage addition reflects the mature suburban lifestyle and automobile-oriented development that characterized the program's later phase.

Character-defining features include the original hip roof with front dormer, the bungalow massing and proportions, the horizontal emphasis typical of Craftsman design, and the 1966 attached garage addition that represents the property's evolution during the district's period of significance.

## History of the Resource

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

In 1930, Jerome & Cassie Moffitt, along with their family, resided at 340 Ypsilanti St., and Jerome was employed as a punch press operator at the Lamp Plant.<sup>1</sup> In 1940, Claude & Ella Ring were living at 26325 Ypsilanti St., and Claude was employed as a counterman for a restaurant.<sup>2</sup> In 1950, Claude Ring resided at 26325 Ypsilanti; and Claude worked at a restaurant for the Food Retail, Beer & Wine Industry.<sup>3</sup> In 1971, James Brummett resided at 26325 Ypsilanti Street.<sup>4</sup>

## Statement of Significance/Recommendation of Eligibility

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

This 1929 property with 1966 garage addition is recommended as **contributing** to the Flat Rock Historical District under Criterion A for Community Planning and Development. Built during the foundational period of Ford's Village Industries program, the Craftsman Bungalow demonstrates the quality residential development that early industrial investment supported in Flat Rock. The 1966 garage addition falls within the district's 1920–1975 period of significance and documents

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 173A, family 189, Jerome & Cassie Moffitt 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 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9B, Claude & Ella Ring; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupid=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710 Image 22 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 79, dwelling 62, for Claude Ring; NARA Identifier #306578863; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHK-9QHW-598R-S?view=explore&cc=4464515&lang=en&groupid=TH-7772-115404-41021-45> : accessed 27 July 2025), FHL# 108990835, image 57 of 58; United States. National Archives and Records Administration.

4 "Bresser's Cross-Index Directory. Dearborn, down River Communities." (1970-71) p. 57, for Ypsilanti Street. in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

the mature suburban integration of automobile accommodation into residential planning, giving the property a dual chronology that spans nearly the full arc of district development.

The property retains sufficient integrity to convey its historic significance across both periods. Location, design, setting, feeling, and association remain strong, with the original bungalow form, hip roof with dormer, and overall massing intact. Materials and workmanship have been compromised by replacement siding and windows, but the 1966 garage addition is itself a historically significant element within the period of significance, reinforcing rather than diminishing the property's contribution to the district.

## References

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search; BSA Software <https://bsaonline.com/?uid=520> : accessed 11 June 2025) parcel number 58\_094\_02\_0084\_000; citing records held by the City of Flat Rock.

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

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

Street Address	26339 Ypsilanti Street (House & Garage)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0085_301 Lot 85 & 86 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.277934		Long: -83.263789		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1888
Architectural Style	Folk Victorian/Vernacular Cottage
Building Form	One-and-one-half story gable-front cottage
Roof Form	Front-facing gable with side extension
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 and picture windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	One garage (detached)

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1834-1890 (Early Period); 1900-1972 (Transition/Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
*** compromised through the installation of vinyl siding and replacement windows				
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Built by Edward Scherer (1880s)			

Survey Date	20 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

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

This one-and-one-half-story frame dwelling presents a Folk Victorian vernacular cottage form with a steeply pitched front-facing gable roof, a configuration widely adopted in working-class residential construction across southeastern Michigan at the turn of the 20th century. The compact massing and efficient half-story plan reflect the economical building practices that provided adequate family housing on modest village lots during the period when Flat Rock was transitioning from Vreeland's agricultural settlement toward a more established community.

The roof system consists of a dominant front gable with steeply pitched slopes clad in asphalt shingles, with a slightly lower intersecting gable over the side extension creating a secondary volume that expands the building's footprint while maintaining the cottage's domestic scale. The rooflines are trimmed with simple fascia and modest eave returns at the front gable consistent with late 19th-century vernacular detailing. No original chimney is visible from the primary elevation.

Exterior walls are clad in vinyl siding installed over original wood clapboard, finished in a neutral cream tone. The horizontal coursing preserves the visual rhythm and proportional relationships of the original wood installation, and the siding terminates cleanly at window and door openings without obscuring the original trim profiles. Decorative burgundy shutters flank the window openings on the front elevation, providing color contrast that articulates the fenestration pattern. The building rests on a concrete block foundation with minimal exposure above grade.

Fenestration on the front gable elevation is organized around a center entry with a three-part arrangement: a large picture window occupies the ground floor to one side of the door — a mid-20th-century modernization that replaced what was likely a paired or single double-hung unit — while the upper half-story features paired windows centered within the gable field, providing light and ventilation to the sleeping space above. The side extension carries its own window openings at ground-floor level. Windows throughout are contemporary vinyl replacement units that depart from the original wood-frame double-hung sash typical of 1900 construction; however, the replacement units maintain the proportional relationships and opening sizes of the historic fenestration pattern, and the upper gable pair in particular preserves the balanced composition characteristic of the building's original design.

The front entry is sheltered by a porch roof supported on simple squared posts, creating a modest but clearly defined transition between the public street and private domestic space. The porch detailing is restrained, consistent with the practical ornamentation typical of working-class Folk Victorian cottages that prioritized functional shelter over decorative elaboration. A concrete driveway along the side yard leads to a detached garage set to the rear of the lot, representing the standard automotive accommodation added to early 20th-century residential properties as automobile ownership became universal. The lot retains mature deciduous trees and open lawn with the setbacks and spacing characteristic of early residential development within Vreeland's village plat.

## History of the Resource

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

Edward Scherer built this home on Lot 28, Block 37, Ypsilanti Street about 1888.<sup>1</sup> He married Mary Erving on 14 May 1882 in Brownstown.<sup>2</sup> Edward & Mary, along with their four daughters, were living in Flat Rock in June 1900; Edward is the owner of this home and was working in Brownstown as a stone mason and brick layer.<sup>3</sup>

In 1906, William Scherer owned the home on Lot 28, Block 37, Ypsilanti Street.<sup>4</sup>

It is unclear what the familiar relationship was between Edward and William Scherer; however, we believe they were likely cousins, but that is beyond the scope of this project. Edward was born in Detroit in 1857; and William was born in Germany in 1853, and later immigrated to the United States in 1871.<sup>5</sup>

Edward & Mary Scherer and their daughters had moved to Detroit and were living at 165 Dragoon Street in 1910; and Edward was employed as a mason for a factory.<sup>6</sup>

In 1910, William and Minnie Scherer and their six children were living at [336] Ypsilanti St., and at 55 years old, William worked as a laborer on a farm, while Minnie was a dressmaker and operated her own shop.<sup>7</sup>

In 1920, William and Minnie Scherer and their children were living at [336] Ypsilanti St., and at 66 years old, William was the night watchman at the Detroit Pneumatic Chuck Company, while his son George worked as a machinist.<sup>8</sup>

In 1930, George & Mildred Scherer, their daughter Marion and William & Minnie, his parents, were living at [336] Ypsilanti St., and at 77 years old, William was employed as a sweeper at the Headlamp Factory, while his son George operated a grocery store.<sup>9</sup> William M. Scherer died on 7 Dec 1937 at the age of 84.<sup>10</sup> In 1939, Minnie Scherer was living at 26339 Ypsilanti.<sup>11</sup>

In 1940, Minnie Scherer, now a widow, and Marian, her granddaughter were living at 26339 Ypsilanti St.<sup>12</sup> Minnie Scherer of 26339 Ypsilanti St. died on 30 July 1947.<sup>13</sup>

In 1950, Gail & Anna Simmerman (daughter of Minnie Scherer), were living at 26339 Ypsilanti St., and they were retired.<sup>14</sup>

<sup>1</sup> Brownstown Township, Wayne County, Michigan, Tax Rolls 1888-1906, unpaginated, arranged alphabetically, all years read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township. Note: House may have been built earlier, however some of the 1880 Tax volumes are missing.

<sup>2</sup> "Michigan, Marriages, 1822-1995", database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:FC2X-V7G> : 18 February 2021), marriage of Edward Shearer and Mary Erving, 14 May 1882.

<sup>3</sup> 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M91H-MVK> : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration.

<sup>4</sup> Brownstown Township, Wayne County, Michigan, Tax Rolls 1906, unpaginated, arranged alphabetically, read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township.

<sup>5</sup> 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters. **AND** 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for William & Minnie Scherer and children; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M91H-MK8?lang=en> : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration. William arrived in 1871.

<sup>6</sup> 1910 U.S. census, Wayne County, Michigan, population schedule, Detroit City, enumeration district (ED) 228, sheet 1B, dwelling 17, for Edward & Mary Scherer and daughters; NARA microfilm publication T624, roll 687; **imaged**, *FamilySearch* ([https://www.familysearch.org/ark:/61903/3:1:33S7-9RJ6-9M3M?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMLT1-PWN&action=view&cc=1727033&lang=en&groupId="](https://www.familysearch.org/ark:/61903/3:1:33S7-9RJ6-9M3M?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMLT1-PWN&action=view&cc=1727033&lang=en&groupId=) : accessed 21 Aug 2025), FHL# 004972521, Image 333 of 1,172; United States. National Archives and Records Administration.

<sup>7</sup> 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 19 B, dwelling 419, for William & Minnie Scherer and children.

<sup>8</sup> 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 1B, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33SQ-GR65-4Q6?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AM272-MWV&action=view&cc=1488411&lang=en> : accessed 27 July 2025), FHL# 004966178, Image 561 of 1,100; United States. National Archives and Records Administration.

<sup>9</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9A, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-DR?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-8> : accessed 21 August 2025), Image 445 of 1,148; United States. National Archives and Records Administration.

<sup>10</sup> Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 82\_13037 (1937), Wayne County, for William Scherer, died 7 Dec 1937; **imaged**, *Archives of Michigan* ([https://michigan.access.preservica.com/uncategorized/IO\\_aefe7268-6aae-4497-9544-6821983f1725/](https://michigan.access.preservica.com/uncategorized/IO_aefe7268-6aae-4497-9544-6821983f1725/) : accessed 21 August 2025).

<sup>11</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>12</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9B, dwelling 178 family, for Minnie Scherer and granddaughter; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>13</sup> Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 368354 (1947), Wayne County, for Minnie Scherer, died 30 July 1947; **imaged**, *Ancestry.com* (<https://www.ancestry.com/sharing/43748492?mark=7b22746f6b656e223a227974436e4f4e504268767797261762b71376a656635357784638613634474a5847724e38355741446e593d22c22746f6b656e5f76657273696f6e223a225632227d> : accessed 21 August 2025).

<sup>14</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-3, sheet 7, dwelling 61, for Gail & Anna Simmerman; NARA microfilm publication T627, roll 1825; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:3QHN-6:69-26339 Ypsilanti Street>

Marvin L. Lent resided at 26339 Ypsilanti St. in 1959; Elmer L. White resided at 26339 Ypsilanti St. from 1962-1967; and John N. Dillion resided at 26339 Ypsilanti in 1968-1971.<sup>15</sup>

This 1½-story, single-family frame residence with matching single car garage and rear shed is situated on Lot 28, Block 37 and in October 1929, the address was 336 Ypsilanti St.<sup>16</sup>

This 1½-story, single-family frame residence with matching single car garage is situated on Lot 28, Block 37 and in January 1941, the address was 26339 Ypsilanti St [formerly 336].<sup>17</sup>

### Statement of Significance/Recommendation of Eligibility

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

The property at 26339 Ypsilanti Street South is recommended as **contributing** to the Flat Rock Historical District under Criterion A for Community Planning and Development and Criterion C for Architecture.

Under Criterion A, the building's 1900 construction date places it at the transition between the early period of significance associated with Michael Vreeland's agricultural village and the late period of significance characterized by Ford's industrial investment. The property represents the established residential foundation — stable working-class housing, existing neighborhood infrastructure, and social connections — that bridged Flat Rock's 19th-century origins and its 20th-century transformation, enabling the Village Industries program's success by providing an already-functioning community base.

Under Criterion C, the building demonstrates Folk Victorian vernacular architecture characteristic of turn-of-the-century residential construction in small Michigan communities. The gable-front form, front porch, modest scale, and proportioned window arrangements reflect national building traditions adapted to local conditions, providing affordable housing with architectural respectability. The property represents the continuation of 19th-century vernacular building methods into the 20th century, bridging traditional construction and the more standardized residential development of later decades.

The property retains sufficient integrity across six of seven aspects. Location, design, setting, feeling, and association remain intact: the building occupies its original site within Vreeland's village plat neighborhood, preserves its gable-front form, front porch, and overall massing, and continues in residential use conveying its turn-of-the-century working-class character. Workmanship is evident in the preserved structural system and period construction methods. Materials integrity has been compromised by vinyl siding and replacement windows; however, these practical alterations to century-old working-class housing follow established National Register precedent and do not diminish the building's ability to convey its historical significance when form, proportions, and character-defining features remain intact.

### 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.

Plat map of Assessor's Flat Rock Plat No. 4 of a part of the S ½ of frac sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May 1940; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>; accessed 17 June 2025) Search Plat Records > record number "PLATS-27887" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

"Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 2 of 3, for Ypsilanti Street; **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.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 2 of 4, for Ypsilanti 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.

[PQHW-59X1-H?view=explore&cc=4464515&lang=en&groupId=TH-7772-115404-41021-45](https://www.archives.gov/locations/flat-rock) : accessed 27 July 2025), FHL# 108990835, Image 8 of 58; United States. National Archives and Records Administration.

<sup>15</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>16</sup> Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 2 of 3, for Ypsilanti Street; **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.

<sup>17</sup> Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 2 of 4, for Ypsilanti 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.

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

Street Address	26339 Ypsilanti Street (House & Garage)				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_094_02_0085_301 Lot 85 & 86 Assessor's Flat Rock Plat No. 4 (May 1940)				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.277934		Long: -83.263789		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1888
Architectural Style	Folk Victorian/Vernacular Cottage
Building Form	One-and-one-half story gable-front cottage
Roof Form	Front-facing gable with side extension
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 and picture windows
Outbuildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number/Type:	One garage (detached)

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	Contributing to a district <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Community Planning and Development; Social History; Architecture			
Period(s) of Significance	1834-1890 (Early Period); 1900-1972 (Transition/Late Period)			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input checked="" type="checkbox"/>	Design <input checked="" type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input checked="" type="checkbox"/>	Setting <input checked="" type="checkbox"/> Feeling <input checked="" type="checkbox"/> Association <input checked="" type="checkbox"/>
General Integrity:	Intact <input type="checkbox"/>	Altered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
*** compromised through the installation of vinyl siding and replacement windows				
Historic Building Use	Single-family residence			
Current Building Use	Single-family residence			
Builder/Contractor	Built by Edward Scherer (1880s)			

Survey Date	20 August 2025	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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## **Narrative Architectural Description**

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

The residential property at 26339 Ypsilanti Street South represents an important example of turn-of-the-century working-class housing that bridges Flat Rock's early agricultural settlement period and its transformation into an industrial community. Constructed in 1900, this one-and-one-half story cottage embodies the vernacular building traditions that characterized small-town residential development in southeastern Michigan during the transition from the 19th to the 20th century, while also demonstrating the established residential foundation that would support Flat Rock's industrial expansion beginning in the 1920s.

The building exhibits a front-facing gable form with side extension that was widely adopted in American working-class residential construction during the late Victorian period. This architectural approach maximized the utilization of modest lots while providing adequate living space for families through efficient organization of domestic functions. The gable-front orientation creates architectural presence on the street while demonstrating the practical building solutions that characterized affordable housing during the period when Flat Rock was evolving from Michael Vreeland's original village plat into a more substantial community.

The structure's one-and-one-half story configuration represents an economical approach to residential construction that provided ground-floor living areas with additional sleeping space in the half-story above. This building form reflects the housing needs of working-class families at the turn of the century, when Flat Rock's economy was transitioning from primarily agricultural pursuits to the more diverse economic base that would eventually attract Ford's Village Industries investment. The compact but functional design demonstrates the democratic housing ideals of the period, when modest homes could provide dignity and comfort for working families.

The front porch represents one of the building's most important character-defining features, serving both practical and social functions that were essential to turn-of-the-century residential life. The porch includes a simple but well-proportioned roof structure supported by posts that create a welcoming transition between private domestic space and the public street environment. This architectural element reflects the social patterns of 1900, when front porches served as important spaces for neighborhood interaction, family gathering, and community surveillance that contributed to the small-town character that distinguished communities like Flat Rock.

The exterior wall system currently consists of vinyl siding that has replaced original wood clapboard siding typical of 1900 frame construction. While this represents a departure from historic materials, the siding installation preserves the building's horizontal emphasis and original proportional relationships. The neutral color scheme respects the building's modest architectural expression while providing contemporary weather protection and maintenance advantages that enable continued residential use by working families.

Window openings have been updated with contemporary units that include both replacement double-hung windows and a picture window installation that reflects mid-20th-century modernization efforts. While these modifications represent departures from the original fenestration pattern, they demonstrate the normal evolution of working-class housing as families sought to improve comfort and energy efficiency while maintaining the building's residential function. The front elevation's window arrangement continues to provide natural light to interior living spaces while maintaining the building's balanced street presence.

The property includes a detached garage that provides automotive accommodation reflecting the 20th-century transportation changes that affected all American communities. The garage represents the type of incremental improvement that enabled historic properties to adapt to changing lifestyle requirements while maintaining their essential character and residential function. The overall site configuration demonstrates the lot patterns and setbacks that characterized early 20th-century residential development in communities like Flat Rock. The building's mature landscaping and established neighborhood context reflect the integration of turn-of-the-century residential development with the community's evolving character. The property's location within the residential area that developed around Vreeland's original village plat demonstrates the continuity between Flat Rock's 19th-century agricultural settlement and its 20th-century industrial transformation.

## History of the Resource

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

Edward Scherer built this home on Lot 28, Block 37, Ypsilanti Street about 1888.<sup>1</sup> He married Mary Erving on 14 May 1882 in Brownstown.<sup>2</sup> Edward & Mary, along with their four daughters, were living in Flat Rock in June 1900; Edward is the owner of this home and was working in Brownstown as a stone mason and brick layer.<sup>3</sup>

In 1906, William Scherer owned the home on Lot 28, Block 37, Ypsilanti Street.<sup>4</sup>

It is unclear what the familiar relationship was between Edward and William Scherer; however, we believe they were likely cousins, but that is beyond the scope of this project. Edward was born in Detroit in 1857; and William was born in Germany in 1853, and later immigrated to the United States in 1871.<sup>5</sup>

Edward & Mary Scherer and their daughters had moved to Detroit and were living at 165 Dragoon Street in 1910; and Edward was employed as a mason for a factory.<sup>6</sup>

In 1910, William and Minnie Scherer and their six children were living at [336] Ypsilanti St., and at 55 years old, William worked as a laborer on a farm, while Minnie was a dressmaker and operated her own shop.<sup>7</sup>

In 1920, William and Minnie Scherer and their children were living at [336] Ypsilanti St., and at 66 years old, William was the night watchman at the Detroit Pneumatic Chuck Company, while his son George worked as a machinist.<sup>8</sup>

In 1930, George & Mildred Scherer, their daughter Marion and William & Minnie, his parents, were living at [336] Ypsilanti St., and at 77 years old, William was employed as a sweeper at the Headlamp Factory, while his son George operated a grocery store.<sup>9</sup> William M. Scherer died on 7 Dec 1937 at the age of 84.<sup>10</sup> In 1939, Minnie Scherer was living at 26339 Ypsilanti.<sup>11</sup>

<sup>1</sup> Brownstown Township, Wayne County, Michigan, Tax Rolls 1888-1906, unpaginated, arranged alphabetically, all years read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township. Note: House may have been built earlier, however some of the 1880 Tax volumes are missing.

<sup>2</sup> "Michigan, Marriages, 1822-1995", database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:FC2X-V7G> : 18 February 2021), marriage of Edward Shearer and Mary Erving, 14 May 1882.

<sup>3</sup> 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M91H-MVK> : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration.

<sup>4</sup> Brownstown Township, Wayne County, Michigan, Tax Rolls 1906, unpaginated, arranged alphabetically, read for entries relating to **Scherer** [spelling varies]; Clerk's Office (vault), Brownstown Township.

<sup>5</sup> 1900 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for Edward & Mary Scherer and daughters. **AND** 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 178, sheet 14 B, dwelling 319, for William & Minnie Scherer and children; NARA microfilm publication T623, roll 754; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/1:1:M91H-MK8?lang=en> : accessed 21 Aug 2025), FHL# 4119808, Image 32 of 674; United States. National Archives and Records Administration. William arrived in 1871.

<sup>6</sup> 1910 U.S. census, Wayne County, Michigan, population schedule, Detroit City, enumeration district (ED) 228, sheet 1B, dwelling 17, for Edward & Mary Scherer and daughters; NARA microfilm publication T624, roll 687; **imaged**, *FamilySearch* (

<sup>7</sup> 1910 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 1, sheet 19 B, dwelling 419, for William & Minnie Scherer and children.

<sup>8</sup> 1920 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 3, sheet 1B, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T625, roll 800; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-GR65-4Q6?view=index&personArk=%2Fark%3A%2F61903%2F1%3A1%3AMZ72-MWV&action=view&cc=1488411&lang=en> : accessed 27 July 2025), FHL# 004966178, Image 561 of 1,100; United States. National Archives and Records Administration.

<sup>9</sup> 1930 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, enumeration district (ED) 82-880, sheet 9A, dwelling 17, family 19, for William & Minnie Scherer and son; NARA microfilm publication T626, roll 1030; **imaged**, *FamilySearch* (<https://www.familysearch.org/ark:/61903/3:1:33S7-9RHN-DR?view=explore&action=view&cc=1810731&lang=en&groupId=TH-1942-22755-5154-8> : accessed 21 August 2025), Image 445 of 1,148; United States. National Archives and Records Administration.

<sup>10</sup> Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 82\_13037 (1937), Wayne County, for William Scherer, died 7 Dec 1937; **imaged**, *Archives of Michigan* ([https://michigan.access.preservica.com/uncategorized/IO\\_aefe7268-6aae-4497-9544-6821983f1725/](https://michigan.access.preservica.com/uncategorized/IO_aefe7268-6aae-4497-9544-6821983f1725/) : accessed 21 August 2025).

<sup>11</sup> [Anonymous], *Flat Rock Residential Directory*, (Flat Rock, Wayne County, Michigan : 1939) unpaginated; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

In 1940, Minnie Scherer, now a widow, and Marian, her granddaughter were living at 26339 Ypsilanti St.<sup>12</sup> Minnie Scherer of 26339 Ypsilanti St. died on 30 July 1947.<sup>13</sup>

In 1950, Gail & Anna Simmerman (daughter of Minnie Scherer), were living at 26339 Ypsilanti St., and they were retired.<sup>14</sup> Marvin L. Lent resided at 26339 Ypsilanti St. in 1959; Elmer L. White resided at 26339 Ypsilanti St. from 1962-1967; and John N. Dillion resided at 26339 Ypsilanti in 1968-1971.<sup>15</sup>

This 1½-story, single-family frame residence with matching single car garage and rear shed is situated on Lot 28, Block 37 and in October 1929, the address was 336 Ypsilanti St.<sup>16</sup>

This 1½-story, single-family frame residence with matching single car garage is situated on Lot 28, Block 37 and in Jan 1941, the address was 26339 Ypsilanti St [formerly 336].<sup>17</sup>

### Statement of Significance/Recommendation of Eligibility

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

The residential property at 26339 Ypsilanti Street South merits inclusion as a contributing property to the proposed Flat Rock Historical District under National Register Criterion A for its association with the turn-of-the-century residential development that provided the community foundation for Flat Rock's later industrial transformation, and under Criterion C as a representative example of Folk Victorian vernacular architecture that demonstrates the building traditions and housing patterns of 1900 in southeastern Michigan.

Under Criterion A, this property possesses significance for representing the established residential community that bridged Flat Rock's early agricultural settlement period and its industrial development during the Village Industries era. The building's 1900 construction date places it at the transition point between the early period of significance (1834-1890) associated with Michael Vreeland's village founding and agricultural development, and the late period of significance (1922-1972) characterized by Ford's industrial investment and suburban growth. The property represents the type of stable working-class housing that provided the social foundation necessary for successful community development throughout both periods.

The building embodies the continuity between Flat Rock's 19th-century origins and its 20th-century transformation, demonstrating how existing residential patterns and neighborhood development supported the community's evolution. The property represents the established families and workers who formed the core population that would benefit from the economic opportunities created by industrial development while maintaining the small-town character that distinguished Flat Rock from larger industrial centers. This residential foundation enabled the Village Industries program's success by providing an existing infrastructure of homes, neighborhoods, and social connections.

The 1900 construction date also places the building within the broader context of turn-of-the-century community development, when small towns throughout Michigan were establishing the residential and commercial infrastructure that would support future economic growth. The property represents the optimism and investment in community development that characterized this period, when families were establishing permanent residences in anticipation of continued economic opportunity and population growth.

Under Criterion C, the building demonstrates the Folk Victorian vernacular architecture that characterized turn-of-the-century residential construction in small Michigan communities. The gable-front form, front porch, modest scale, and practical details represent the building solutions that provided affordable housing while maintaining architectural

<sup>12</sup> 1940 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-1, sheet 9B, dwelling 178 family, for Minnie Scherer and granddaughter; NARA microfilm publication T627, roll 1825; imaged, FamilySearch (<https://www.familysearch.org/ark:/61903/3:1:3QSQ-G9M1-VWZC?view=explore&cc=2000219&lang=en&groupId=TH-1971-27888-4618-79> : accessed 27 July 2025), FHL# 005461710, Image 22 of 1034; United States. National Archives and Records Administration.

<sup>13</sup> Michigan, Department of Health: Division for Vital Records, Certificate of Death No. 368354 (1947), Wayne County, for Minnie Scherer, died 30 July 1947; imaged, Ancestry.com (<https://www.ancestry.com/sharing/43748492?mark=7b22746f6b656e223a227974436e4f4e504268767797261762b71376a656635357784638613634474a5847724e38355741446e593d222c22746f6b656e5f76657273696f6e223a225632227d> : accessed 21 August 2025).

<sup>14</sup> 1950 U.S. census, Wayne County, Michigan, population schedule, Brownstown Township: Flat Rock Village, [none] (stamped), enumeration district (ED) 82-3, sheet 7, dwelling 61, for Gail & Anna Simmerman; NARA microfilm publication T627, roll 1825; 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.

<sup>15</sup> "Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

<sup>16</sup> Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 2 of 3, for Ypsilanti Street; 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.

<sup>17</sup> Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 2 of 4, for Ypsilanti 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.

respectability and community compatibility. The structure reflects the influence of national building traditions adapted to local conditions, materials, and family requirements typical of working-class housing during this period.

The building's architectural character demonstrates the democratic ideals that guided residential development in communities like Flat Rock, where modest homes incorporated character-defining features like front porches and proportioned window arrangements that provided visual interest and social function without excessive cost. The property represents the continuation of 19th-century vernacular building traditions into the 20th century, providing a bridge between traditional construction methods and the more standardized residential development that would characterize later decades.

**Transitional Significance:** The building's 1900 construction date provides important documentation of the residential development that occurred during Flat Rock's transition from 19th-century agricultural settlement to 20th-century industrial community. This timing illustrates the community's established foundation for supporting future growth while maintaining the neighborhood character that would distinguish Flat Rock's approach to industrial development.

**Integrity Assessment:** The property retains sufficient integrity across six of the seven aspects required for National Register eligibility to warrant contributing status within the historic district. **Location integrity** is fully preserved as the building remains on its original site within the neighborhood that developed around Vreeland's village plat. **Design integrity** is maintained through retention of the original gable-front form, front porch, and overall massing that characterize the building's Folk Victorian expression. **Workmanship integrity** is evident in the preserved structural system and construction methods typical of 1900 residential building practices. **Setting integrity** is preserved within the residential neighborhood context that has remained substantially unchanged since the construction period. **Feeling integrity** persists through the building's continued ability to convey its character as turn-of-the-century working-class housing that reflects small-town community values. **Association integrity** is maintained through the building's continued residential use and its role in representing the established community that supported Flat Rock's evolution throughout both historical periods.

**Materials integrity** has been compromised through the installation of vinyl siding and replacement windows. However, these alterations follow established National Register precedent that recognizes the practical requirements of maintaining century-old working-class housing. The building's continued residential use and preservation of character-defining architectural features enable it to convey its historical significance despite material modifications.

**Community Development Context:** The building's location and continued residential use demonstrate the successful integration of turn-of-the-century development with Flat Rock's later growth patterns. The property provides essential documentation of the residential foundation that enabled the community to accommodate industrial expansion while maintaining neighborhood stability and character.

**Recommendation:** This property is **RECOMMENDED as a CONTRIBUTING** element to the Flat Rock Historical District. Despite alterations to exterior materials, the building retains sufficient integrity of design, location, workmanship, setting, feeling, and association to convey its historical significance as turn-of-the-century housing that provided the community foundation for Flat Rock's evolution throughout both the early and late periods of significance. The property's 1900 construction date and Folk Victorian architectural character make it valuable for understanding the continuity between Flat Rock's 19th-century origins and its 20th-century transformation. The building represents the established residential development that enabled the community to successfully accommodate industrial growth while maintaining the small-town character that distinguished Flat Rock's approach to economic development.

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

City of Flat Rock, Wayne County (Michigan), "Municipal Database," Tax and Assessor Search by Parcel; BSA Software (<https://bsaonline.com/?uid=520> : accessed 11 June 2025), entry for Parcel # 58\_094\_02\_0085\_301; generically citing records held by the City of Flat Rock.

Plat map of Assessor's Flat Rock Plat No. 4 of a part of the S ½ of frac sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May 1940; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>: accessed 17 June 2025) Search Plat Records > record number "PLATS-27887" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.

"Bresser's Cross-Index Directory. Dearborn, Down River Communities." (1959-71) multi-volumes, read for 26339 Ypsilanti Street in Flat Rock; held by Winifred Oestrike Local History Collection, Flat Rock Public Library.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," October 1929, image 2 of 3, for Ypsilanti Street; **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.

Sanborn Fire Insurance Map Company, "Flat Rock, Wayne County, Michigan," January 1941, image 2 of 4, for Ypsilanti 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.

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

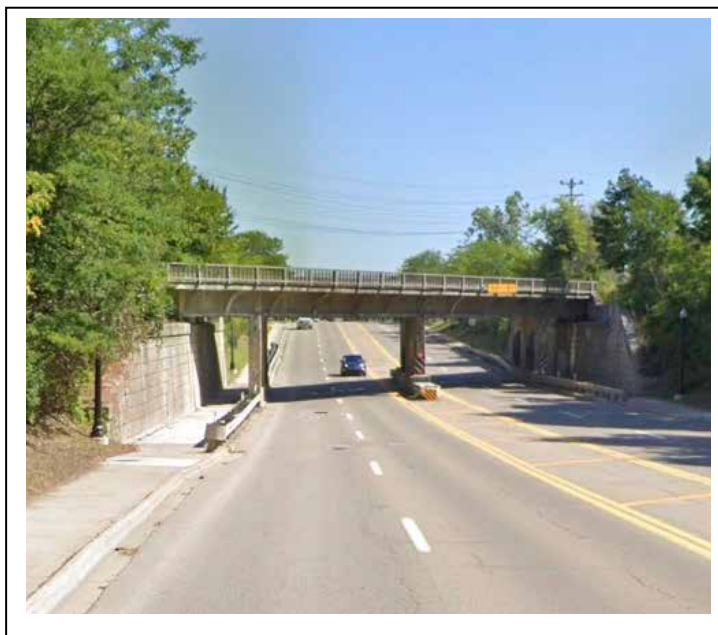


Street Address	NVA _ Telegraph [STRUCTURE – D.T. & I. OVERPASS]				
City/Township, State, Zip Code	Flat Rock, Michigan 48134				
County	Wayne County				
Assessor's Parcel #	58_092_99_0012_000				
Latitude/Longitude (to the 6 <sup>th</sup> decimal point)	Lat: 42.102366	Long: -83.289784			
Ownership	Private <input type="checkbox"/>	Public-Local <input checked="" type="checkbox"/>	Public-State <input checked="" type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>

**Property Type**

(Insert primary photograph below.)

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



**Architectural Information**

Construction Date	1925-8
Architectural Style	Railroad Viaduct (STRUCTURE)
Building Form	N/A
Roof Form	N/A
Roof Materials	N/A
Exterior Wall Materials	Reinforced Concrete
Foundation Materials	Reinforced Concrete
Window Materials	N/A
Window Type	N/A
Outbuildings	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number/Type:	

**Eligibility**

Individually Eligible	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Criteria Considerations:	a. <input type="checkbox"/> b. <input type="checkbox"/> c. <input type="checkbox"/> d. <input type="checkbox"/> e. <input type="checkbox"/> f. <input type="checkbox"/> g. <input type="checkbox"/>			
Component of a Historic District	<b>Contributing to a district</b> <input checked="" type="checkbox"/>	Non-contributing to a district <input type="checkbox"/>	Historic District Name:	Flat Rock Historical District
Not Eligible <input type="checkbox"/>				
Area(s) of Significance	Transportation, Community Planning and Development, and Engineering			
Period(s) of Significance	1920–1975			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location <input type="checkbox"/>	Design <input type="checkbox"/>	Materials <input type="checkbox"/>	Workmanship <input type="checkbox"/>	Setting <input type="checkbox"/> Feeling <input type="checkbox"/> Association <input type="checkbox"/>
General Integrity:	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Historic Name	D.T.&I. overpass over Telegraph Road			
Historic/Original Owner	Henry Ford			
Historic Building Use	D.T.&I. overpass over Telegraph Road			
Current Building Use	CN Railway Telegraph Road Overpass			
Architect/Engineer/Designer	Wayne County Board of Road Commissioners / Michigan State Highway Department			
Builder/Contractor	Henry Ford			

Survey Date	28 Feb 2026	Recorded By	Lesley Gilliland Harkai	Agency Report #	
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For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
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Form date: 6/25/2019

## Narrative Architectural Description

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

The DT&I Railroad Viaduct over Telegraph Road is a steel stringer railroad overpass carrying what is now the CN Railway mainline over US-24 (Telegraph Road) in the northwest quadrant of the Flat Rock Historical District. The structure consists of steel plate girder spans supported on reinforced concrete abutments and intermediate piers, with concrete wing walls extending along the Telegraph Road embankment cuts on both approaches. The bridge deck carries a single rail line on ballast above the steel superstructure. Steel guardrails with vertical posts line both edges of the bridge at track level. The concrete abutments and retaining walls exhibit the utilitarian engineering character typical of 1920s Wayne County grade separation projects, with smooth-formed surfaces and minimal decorative treatment. The road passes beneath through a depressed grade, with the original embankment cuts still defining the roadway profile. The structure has been maintained in functional condition and appears to have received periodic steel repairs and possible deck modifications consistent with continued railroad service, though the essential form, span configuration, and concrete substructure remain substantially intact from the original construction campaign.

## History of the Resource

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

Building the railroad overpass required lowering Telegraph Road beneath the DT&I tracks, which meant the road had to be widened and regraded. The Wayne County Board of Road Commissioners needed land from several property owners along both sides of the road to make this happen. On June 12, 1925, the Board and the DT&I Railroad formally agreed to proceed with the grade separation, and over the following weeks the Board negotiated with three sets of adjacent property owners whose land fronted Telegraph Road near the crossing.<sup>1</sup>

Katherine E. Carter, who owned Lots 118, 119, and part of Lot 121, signed a damage settlement on August 10, 1925, accepting compensation for the disruption the road's new grade would cause to her property. She also deeded a strip of Lot 121 to the county — a wedge-shaped parcel ranging from 70 to 80 feet wide measured from the new road centerline — to accommodate the widened right-of-way.<sup>2</sup> Robert H. Oestrike and Frank H. Stoflet, owners of Lots 3 and 4, deeded roughly a quarter-acre at the corner where Telegraph Road met the DT&I right-of-way on August 7, 1925, for one dollar.<sup>3</sup> Daniel G. and Emma Lobdell, owners of Lots 10 and 11, signed a damage settlement on August 10, 1925 and separately deeded about a tenth of an acre of Lot 11 for one dollar — the portion that fell within the expanded road limits.<sup>4</sup>

All the land conveyances were recorded on August 20, 1925. The formal legal petition to determine final compensation for all affected property owners was filed January 31, 1928, completing the acquisition process and clearing the way for construction. The dollar-amount quitclaim deeds were standard practice for public road projects — the nominal price reflected that the property was being taken for highway purposes, with actual compensation handled through the separate damage agreements.<sup>5</sup>

## Statement of Significance/Recommendation of Eligibility

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

The Telegraph Road Grade Separation is among the most historically significant infrastructure elements within the Flat Rock Historical District, representing the convergence of Henry Ford's railroad investments, Wayne County's ambitious road-improvement program, and the transformation of Flat Rock from Michael Vreeland's agricultural village into a modern suburban-industrial center.

The Chicago & Canada Southern Railway first cut its line through Section 31 in 1872, establishing the rail corridor that would later serve the Detroit, Toledo & Ironton Railroad. When Henry Ford purchased the DT&I in July 1920 for approximately \$5 million, the acquisition proved transformative for both the railroad and the community. Ford invested some \$15 million rebuilding the line, constructing the 15-mile Flat Rock Cut-Off to the Rouge plant in 1923, establishing the massive Flat Rock rail yard, and initiating an ambitious electrification program from the Rouge south through Flat Rock. The

<sup>1</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026; Imaged. Wayne County Register of Deeds Quicklink (<https://kofilequicklinks.com/waynemi/>; accessed 2026) > Search Liber Books > Liber Type: Plat > Liber #: 67 > Page #: 42 > Search >. Citing Wayne County Register of Deeds Office, Detroit. NOTE: This lot history narrative covers Lots 12 through 38 inclusive of Assessor's Flat Rock Plat No. 2 in Flat Rock, Michigan, as recorded in Plat Liber 67, Page 42, 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-10-1 through GA-10-47.

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

<sup>3</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

<sup>4</sup> Wayne County, Michigan, Historic Index Book Database, Assessor's Flat Rock Plat No. 2, 1940 – 2026.

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

DT&I's presence attracted the Ford Village Industries Headlamp Plant to Flat Rock beginning in December 1922, fundamentally reshaping the community's economy and built environment.

By the mid-1920s, increasing automobile traffic on Telegraph Road—itself an artifact of the 1848 telegraph line connecting Detroit to Toledo—created dangerous conditions at the at-grade DT&I crossing. The Wayne County Board of Road Commissioners, which had assumed control of Telegraph Road in 1919 and was actively paving and widening the route, initiated the grade separation project through a formal agreement with the DT&I Railroad Company on June 12, 1925 (recorded July 6, 1925, File #868978). A resolution of the Board affecting Lots 4, 5, and 6 of the local plat was recorded the same month. The project generated an extensive series of land transactions through 1925–1928: Katherine E. Carter agreed to accept settlement for damage to property at Lots 118 and 119 by reason of the road's grade change (Liber 881179, August 10, 1925) and quitclaimed portions of Private Lot 121 for the expanded right-of-way (Liber 881182); Robert H. Oestrike and Frank H. Stoflet conveyed approximately 0.229 acres of Lots 3 and 4 at the DT&I right-of-way intersection (File #881187); and Daniel G. Lobdell conveyed approximately 0.106 acres of Lot 11 and accepted a separate damage settlement for Lots 10 and 11 (Files #881180, #881186). All conveyances described the new right-of-way limits at 70 to 80 feet from the newly established Telegraph Road centerline, documenting the substantial widening required to accommodate the depressed-grade underpass. The formal Grade Separation Petition was recorded January 31, 1928 (Law File #133386), representing the legal proceeding to determine final compensation to all abutting property owners.

The viaduct is significant under Criterion A for Community Planning and Development as a physical artifact of the coordinated public works campaign that accompanied Ford's industrial investment in Flat Rock. The grade separation simultaneously addressed the safety hazards of the at-grade crossing, facilitated the increasing automobile traffic that Ford's own enterprise was generating, and physically reorganized the relationship between rail and road transportation in the village core. Under Criterion C, the structure represents the utilitarian engineering vocabulary of 1920s Wayne County grade separations—a building type that reshaped the Downriver landscape as the Road Commission systematically eliminated dangerous at-grade crossings along its major arterials during the automobile age.

The DT&I Railroad was sold by Ford to the Pennsylvania Railroad interests in June 1929 for approximately \$36 million. Subsequent corporate successions carried the line through the Pennsylvania Railroad (1929–1968), Penn Central (1968–1970), private investors (1970–1980), Grand Trunk Western (1980–1983), and ultimately to Canadian National Railway, which continues to operate freight service over the viaduct today. The structure's continuous active use across nearly a century of railroad service reinforces its historical association with the transportation infrastructure that shaped Flat Rock's development.

#### **Integrity Assessment**

The viaduct retains integrity of location, design, setting, feeling, and association. The structure remains in its original position carrying the same rail line over the same road corridor. The essential engineering design—steel stringer spans on concrete substructure with depressed-grade road passage—is legible and substantially intact. The setting along Telegraph Road and within the DT&I/CN rail corridor preserves the spatial relationship between road and rail that the grade separation was constructed to establish. Feeling and association remain strong: the viaduct continues to function as an active railroad bridge, and its physical presence conveys the historical importance of both railroad and highway transportation to Flat Rock's development. Materials and workmanship are assessed as altered, reflecting periodic maintenance, possible steel repairs, and surface treatments consistent with the structure's continued operational use over nearly a century. Despite these functional modifications, the concrete substructure and overall structural configuration retain sufficient integrity to convey the structure's period of construction and engineering character.

#### **References**

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

Plat map of **Assessor's Flat Rock Plat No. 2** of a part of the E ½ of frac. sec 31, T4S R10E, Brownstown, Wayne Co. Flat Rock, Michigan, approved 3 May 1940; **imaged**, State of Michigan, Office of Land Surveys & Remonumentation (OLSR), Bureau of Construction Codes, (LARA) Department of Licensing & Regulatory Affairs (<https://aca-prod.accela.com/LARA/Cap/CapHome.aspx?module=OLSR>: accessed 17 June 2025) Search Plat Records > record number "PLATS-27889" > view attachments [located under "Record Info" dropdown menu]; no citation to archival location of original file.